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A1 HOUSE DESIGNS A DIVISION OF GAVIN ROWLEY BUILDING CONTRACTORS PTY LTD
STATEMENT OF ENVIRONMENTAL EFFECTS – JOB 999

1.0 CONTACT DETAILS

1.1 APPLICANT:

Name

Sharyn Mallinson

Address

2 Heath Street

Town

Goulburn

State

NSW

Postcode

2580

Telephone

Mobile

0416 202 344

E-mail

beautysecretsgoulburn@gmail.com

2.0 LAND TO BE DEVELOPED:

Flat/Street N°

16

Street name

Snowgums Drive

Town

Goulburn

State

NSW

Postcode

2580

Lot N°

308

Section

DP/MPS N°

1248131

Site area (m²)

4485

Cost

\$600,000

Basix No.

1748100S

Portal No.

PAN-439917

Section S68

S68-2024-8474

3.0 OTHER APPROVALS REQUIRED FROM COUNCIL:

- S138 Construction of a lay back, driveway, and footpath
- S68 Carry out water supply, sewerage, stormwater, solid fuel heater, on-site sewerage system, etc
- Application for Water Connection
- Application for Sewer Connection

4.0 DESCRIBE WHAT YOU PROPOSE TO DO:

- 4.1** 1. A new two-story residential dwelling. The ground floor consists of a three-car garage, storage and a rumpus room. The first floor consists of five bedrooms, living and entertaining areas.
2. A shipping container located on site, will be used for the storage of building material during the construction of the house. The shipping container will be removed from site once the construction has been completed.

5.0 DESCRIPTION OF WORK:

5.1

- Erecting, altering or adding to a building or structure
- Subdividing land
- Subdividing a building into Strata units
- Demolition
- Changing the use of land or a building or the classification of a building or the classification of a building under the Building Code of Australia.
- Other work

6.0 DESCRIPTION OF SITE:

6.1 Site/land Description:

- Vacant
- Existing dwelling
- Addition to existing dwelling
- Addition detached from dwelling
- Other: (i.e. Commercial/Tourist/Industrial)

6.2 Is the land/site of Heritage Significance?

- No
- Yes N/A Goulburn Heritage Study 1983
- N/A Goulburn Main Street Study
- N/A Goulburn Heritage Precinct
- N/A State or National Listing
- N/A Mulwaree Shire Community Heritage Study
- N/A Goulburn Interim Heritage Inventory

6.3 Is the land/site located within a Heritage Conservation Area?

- Yes No

6.4 Will the development be visible from public places (i.e. Roads/Parks etc.)?

- Yes No

6.5 Has the land to be developed been used previously for any potential contaminating use? (including petroleum storage, fill, agricultural uses etc.)

Yes No

6.6 Is the development in keeping with the appearance of the area?

Yes No

7.0 ZONING:

7.1 The Land is zoned:

- Zone RU1 Primary Production
- Zone RU2 Rural Landscape
- Zone RU3 Forestry
- Zone RU6 Transition
- Zone R1 General Residential
- Zone R2 Low Density Residential
- Zone R5 Large Lot Residential
- Zone C3 Environmental Management

8.0 VEGETATION:

8.1 Is there existing vegetation on the site?

Yes No – Refer to existing mapping images. This area has always been clear of vegetation and trees

8.2 Does the development require the removal of vegetation from the site?

Yes No – Refer to existing mapping images. This area has always been clear of vegetation and trees

8.3 Is tree removal proposed as part of this development?

Yes No

8.4 Will this development be visually prominent within the existing landscape?

Yes No – within the existing landscape

9.0 DEMOLITION:

9.1 Does this development involve the demolition of any structures?

Yes No

If yes, provide details on the proposed method of demolition:

9.2 How will the building demolition waste be handled?

- Recycled
- Land fill
- Other - provide details
- N/A

10.0 WASTES:

10.1 Will the development create any effluent wastes?

- Yes - Refer to attached floor plan
- No

If yes, how will it be disposed?

- Town sewerage system
- Septic tank
- Trade waste
- On-site disposal system
- Other

10.2 Does the development increase the load of the existing on-site system? (Septic Systems Only)

- Yes
- No
- N/A

10.3 Is reticulated sewer available?

- Yes
- No

10.4 Is adequate public servicing available?

- Yes
- No

11.0 SOLID WASTE:

11.1 Will a solid waste bin be on site during construction?

- Yes
- No
- N/A

Method for maintenance and disposal of construction waste: When full, transported to land fill site as per Council requirements

12.0 ROOF WATER/STORMWATER:

12.1 How will roof water/stormwater from the roof be disposed of?

- Street gutter
- Existing stormwater system
- Absorption pit
- Water tanks

17.4 Is the site subject to natural hazards?

- Bushfire
- Flooding
- Contamination
- Other
- N/A

17.5 Are there any other hazards associated with the proposal?

- Yes
- No

Type of hazard and details:

- N/A Toxic waste
- N/A Large volume of waste
- N/A Dangerous goods
- N/A Other

17.6 Will the development cause any of the following?

- Over shadowing
- Loss of privacy
- Over looking private open space
- Other
- N/A

17.7 Will the development:

- Employ local people
- Include energy saving devices
- Include water saving devices
- Other
- N/A

Details of environmentally friendly methodologies:

Environmentally friendly methodologies include the following:

- Water saving taps, outlets and shower heads.
- Timed watering system.
- Low water consumption, laundry and kitchen appliances- dishwashers, washing machines.
- Low e lighting throughout the complex.
- Off peak and timed use metering.
- Instant gas hot water systems.
- Only plantation timbers will be used.
- Framing and cladding to be designed to minimise waste material.

17.8 Will excavation or fill be required?

Yes Refer to attached cut and fill plan

-Depth of cut between 600mm-2000mm – to suit the site and the design of the dwelling. Retaining walls will be required.

No Existing level area/pad, where existing ground levels will be used. No cut and fill required

17.9 Will the development impact on the privacy of adjoining properties?

Yes No N/A

17.10 Will the development impact on the views of local properties?

Yes No N/A

17.11 Is the development compatible with the bulk, scale and character of existing development in the neighbourhood?

Yes No N/A

18.0 TRAFFIC & ACCESS:

18.1 Will the development impact on the streetscape?

Yes No N/A

18.2 Will the development increase traffic volumes in the area?

Yes – one car per day No N/A

18.3 Will a new access road or driveway entrance be required?

Yes No

18.4 Is the access point considered safe?

Yes No N/A

18.5 Will a new access road or driveway entrance be required?

Yes - A S138 will be required No

18.6 Is access directly available to the site from a public road?

Yes No

Proposed access will be from:-

Main road

Private lane

Public lane

Right of way

Other

18.7 Will the development alter the current car parking facilities available?

Increase

Decrease

N/A

19.0 ATTACHED REPORTS

N/A Bushfire Assessment

N/A Environmental Contamination Assessment

N/A Water Management Study

NatHERS Assessment – *refer to the report provided*

N/A Heritage Impact Assessment

N/A Risk Assessment for Potential Indigenous Artefacts

20.0 PROPOSAL:

The objective of this project is to create a new two-story residential dwelling two-story dwelling. The ground floor consists of a three-car garage, storage and a rumpus room. The first floor consists of five bedrooms, living and entertaining areas.

A shipping container will also be located on site, used for the storage of building material during the construction of the house. The shipping container will be removed from site once construction has been completed.

21.0 ENVIRONMENTAL EFFECTS:

Development Description: This statement of environmental effects relates to a proposed new dwelling on a sloping block of land. The block falls approximately 6 meters from the right-hand side to the left-hand side. The proposed dwelling will be two stories on the left-hand side with a 2-meter cut and one story on the right-hand side, where no cut is necessary.

a. Environmental Impact of the Development

The development will have minimal environmental impact as it is designed to follow the natural slope of the land. The two-story section on the left-hand side, requiring an approximate 2-meter cut, will help integrate the dwelling into the landscape, reducing the visual bulk and maintaining the natural terrain as much as possible. The one-story section on the right-hand side will blend seamlessly without altering the land's topography.

b. Identifying Environmental Impacts

The environmental impacts have been identified through a thorough site analysis and consultation with environmental and engineering experts. The key considerations include the slope stability, drainage, and preservation of existing vegetation. The design has been tailored to minimize soil erosion and maintain the natural water flow across the site.

c. Steps to Protect the Environment

To protect the environment and lessen the expected harm, the following measures will be taken:

- **Erosion Control:** Temporary erosion and sediment control measures will be implemented during construction to prevent soil displacement.

- **Vegetation Preservation:** Existing trees and vegetation will be preserved where possible to maintain the ecological balance and reduce soil erosion.
- **Stormwater Management:** A comprehensive stormwater management plan will be implemented to ensure proper drainage and prevent waterlogging or erosion.
- **Cut and Fill Management:** The 2-meter cut on the left-hand side will be carefully managed to ensure slope stability and minimize disruption to the natural landform.

d. Compliance with Building Heights, Setbacks, and Building Envelope

The proposed development complies with all relevant regulations regarding building heights, setbacks, and the building envelope:

- **Building Heights:** The dwelling's design adheres to the maximum allowable building heights, ensuring it does not exceed local council requirements.
- **Setbacks:** The building is positioned in accordance with required setbacks from property boundaries, ensuring adequate space and privacy for neighboring properties.
- **Building Envelope:** The design fits within the permissible building envelope, respecting the spatial limitations and ensuring a harmonious fit within the surrounding environment.

e. 88B Restrictions and Covenants

The development acknowledges and respects the 88B restrictions and covenants, including the protection of Ecological Endangered Communities (EEC) and specific species such as the "isolated button wrinklewort" on the positive covenant site. The following steps will be taken to ensure compliance:

- **Protection of EEC Communities:** Construction activities will be restricted to designated areas to avoid any impact on the EEC communities. Fencing and signage will be erected to demarcate protected zones.
- **Isolated Button Wrinklewort:** A conservation management plan will be developed in consultation with botanical experts to ensure the protection of the isolated button wrinklewort. Measures will include avoiding disturbance to its habitat, regular monitoring, and implementing strategies for its preservation and propagation.
- **Positive Covenant Compliance:** The development will adhere strictly to all stipulations outlined in the positive covenant, ensuring no activities are conducted that would negatively impact the designated conservation areas.
- **Bushfire Prone Land:** The development is on Bushfire prone land, therefore a Bushfire report has been provided with a BAL 12.5 rating
- **Driveway profile:** A driveway profile has been added to Section A-A on page 1 of the drawing set

This development proposal has been carefully crafted to respect the unique characteristics of the sloping block, ensuring minimal environmental impact, protection of significant ecological communities, and compliance with all relevant building regulations and covenants.

22.0 OBJECTIVES:

The main objective of this proposal is to create a new residential dwelling with attached garage on a vacant block of rural land at, Lot 308 – DP 1248131- 16 Snowgums Drive Goulburn NSW 2580.

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To encourage compatible and sustainable development within the Goulburn area.

This development will be in keeping with other new and existing developments in the area.

23.0 GENERAL DESCRIPTION OF THE SITE:

The site is block of land located at Lot 308 – DP 1248131- 16 Snowgums Drive Goulburn NSW 2580.

Formal access to the property is from the north aspect where the Hume Highway corridor is located.

The block is classified as R5, Large Lot Residential.

The development property is a single portion of land that is an irregular rectangular in shaped – part of the site has been fenced as a positive covenant site, to maintain an area of Button Wrinklewort.

The development proposal is for the construction of a new double story residential dwelling comprising of five bedrooms to be located on the existing slopped site in the south-western corner of the block - approximately 6m metres from the front western boundary and 7.5 metres from the side southern boundary, within the 40m x 19m Building Envelope.

24.0 SURROUNDING DEVELOPMENTS

The site is located in an area of development, where other residences have begun to update and renovate over the last few years.

The neighbouring blocks are all similar shape and size, with a typical medium and large density house layout. The residential house is located at the front section of the block, with garage and/or shed located at the rear of the block. Most houses in the area are of face brick construction or fibre cement cladding. Brick construction with metal roofing remaining the most common, however as development increases a whole range of colour, forms and character has been introduced.

25.0 DEVELOPMENT PROPOSAL Building Description

This proposal is to provide a new family home, consisting of five bedrooms, with separate living, dining and recreational spaces. The size of the house meets the owner's specific requirements for family lifestyle and entertaining in the Goulburn area.

Maximum northern orientation, for indoor family areas and outdoor public open spaces have been maintained, to suit the owner's requirements and specifications.

Outdoor areas are to be suitably landscaped to provide privacy. Concrete footpaths for easier access and low maintenance around the house.

The new development maintains the existing characteristics of the existing streetscape and will comply with all local regulation and standard. The development is similar to other developments in the area.

The roof material will be Metal Deck roofing, colour as chosen by the developer.

The window frames to be Aluminium, double-glazed, with powder coated finish. Colour as chosen by the owner.
The external brickwork. Colour as chosen by the owner.

Fascia and gutters to be steel profile with colorbond finish. Colour as chosen by owner.

The proposal will be in keeping with other attached and detached residential character of the area. All colour to be of light natural colouring, such as creams and beiges.

26.0 SUMMARY

The proposal has been designed in compliance with the relevant Australian standards, Building codes, Local Environment Plan and Development Control Plan.

This proposed development aims to adhere to Goulburn Mulwarre Councils regulations and guidelines. The proposed fabric of this development will be in keeping with other new and existing developments in the area.

This development will not have a major impact on the area in terms of traffic, noise and waste. This development will be in keeping with other new and existing developments in the area.

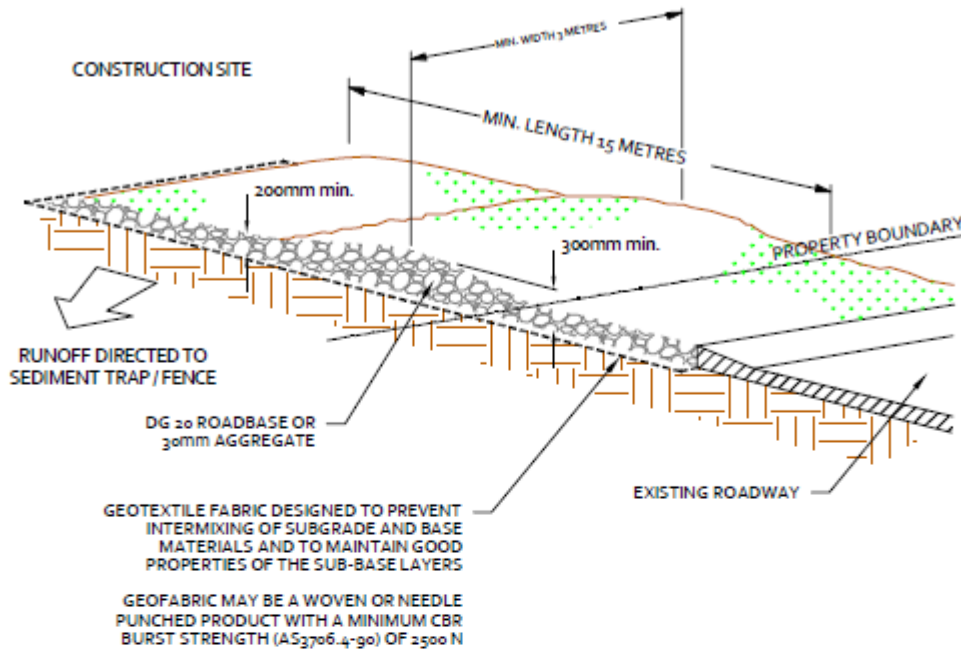
The developer has opted to meet the needs of young families with an easy to maintain house and surrounding landscaped areas, with lots of northern private open spaces and living areas.

The developed site will require minimal maintenance, with grassed front and back yard areas, mulched yard with planting of indigenous species for minimal watering. The site will be connected to a minimum 21,000lt water tank for watering and maintaining gardens.

The proposed dwelling represents a typical brick dwelling, common to residential areas and in keeping with existing developments in the area. The proposal has been integrated into the existing topography and streetscape, through building massing, colour selection and overall scale.

The proposal will have no negative social, economic or environmental impact on the area.

The proposal is considered consistent with the requirements of these documents

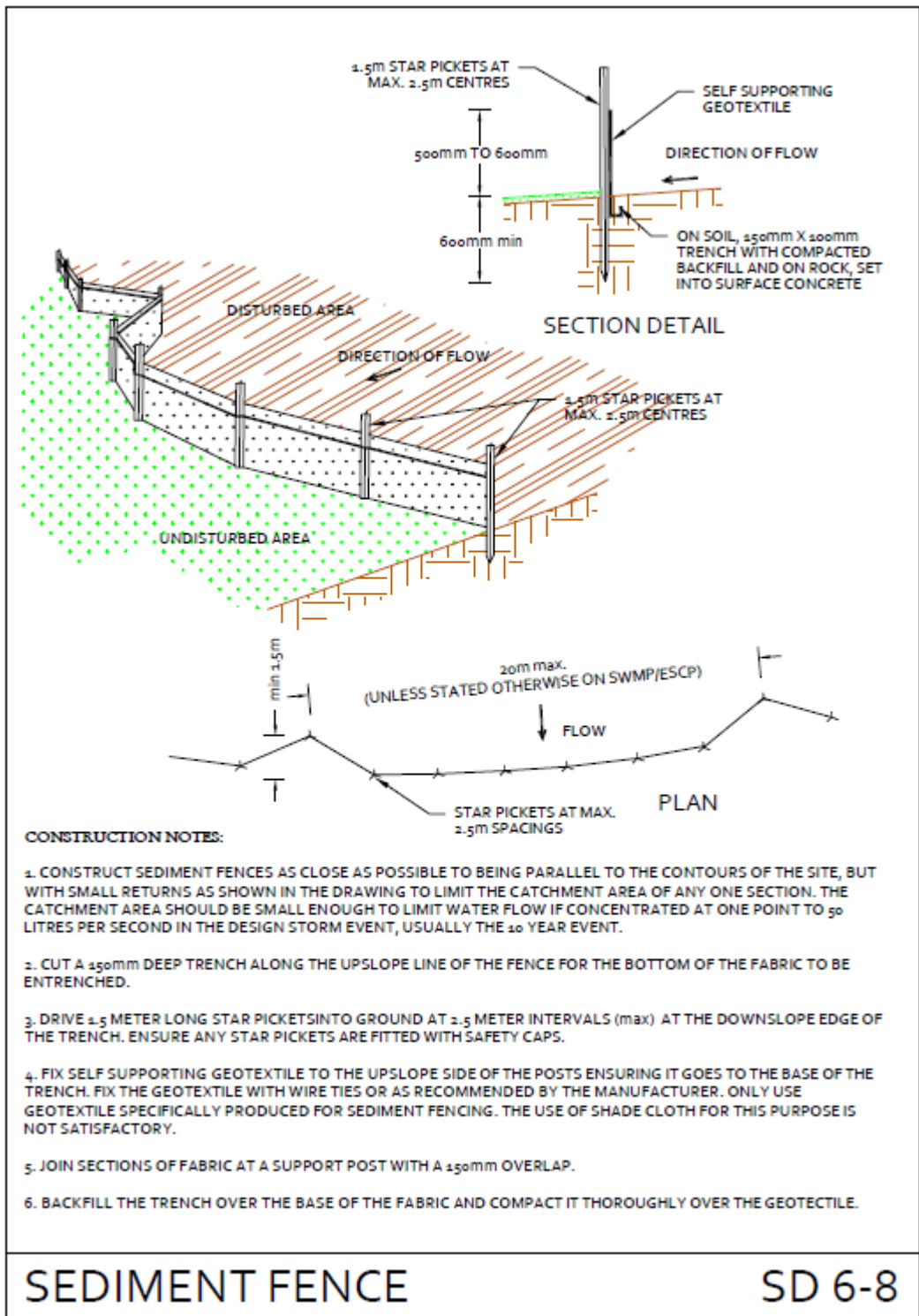


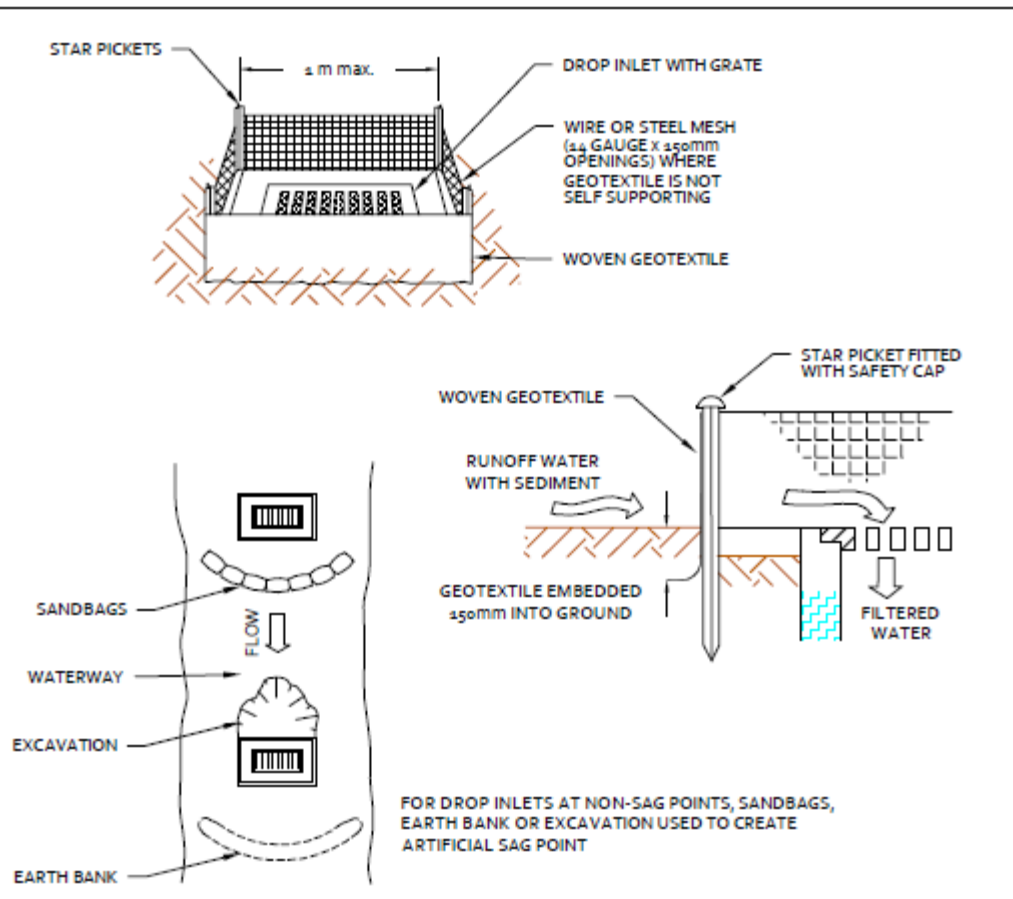
CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE

STABILISED SITE ACCESS

SD 6-14





CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER **SD 6-12**