

# Statement of Environmental Effects

## Subdivision of 411 Hampden Ave

### Lot 2 DP 734976

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Picture 1: Site Image

### Description of Development

The development our client intends on undertaking is a subdivision of lot 2 DP 734976 at 411 Hampden Ave, Cartwrights Hill. The subdivision would create two new lots, being proposed lot 21 of approximately 1ha and proposed lot 22 of approximately 1.004ha. Proposed lot 22 would have an access handle of approximately 10m width. The land is bounded on the west by Hampden Ave.



## Description of Site

The proposed subdivision will create two small acreage blocks, the westerly of the two, being proposed lot 21, which currently has a cottage and various small outbuildings on the land.

The easterly of the two blocks, being proposed lot 22, is currently vacant, with the land being largely cleared for agricultural use.

## Planning Controls

The subject land is contained in Council's R5 Large Lot Residential Zone, as shown on picture 2 below.

The subject land is within Council's 1ha minimum lot size zone, as shown in picture 3 below.

Each of the lots in this development meets the minimum lot size.

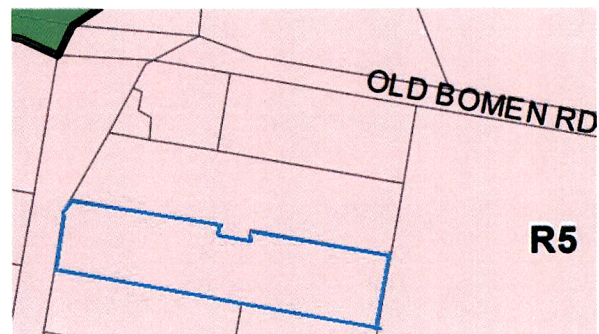


### Wagga Wagga Local Environmental Plan 2010

#### Land Zoning Map - Sheet LZN\_003E

##### Zone

**R5** Large Lot Residential



Picture 2: Zoning

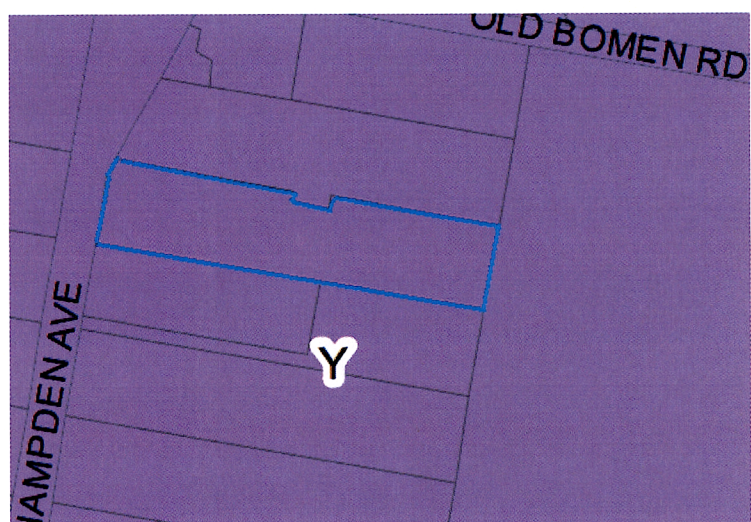


### Wagga Wagga Local Environmental Plan 2010

#### Lot Size Map - Sheet LSZ\_003E

##### Minimum Lot Size (m<sup>2</sup>)

**X** 6000  
**Y** 1 Ha



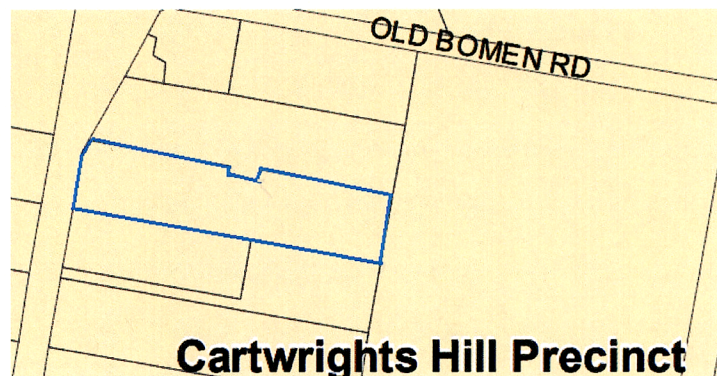
Picture 3: Minimum Lot Size

The subject land is part of the 'Cartwrights Hill Precinct Map', as shown on the image below.



The other LEP maps on the NSW legislation website show no affected areas on the subject land. The maps that show no affected part upon the subject land are: 'Heritage Map', 'Terrestrial Biodiversity Map', 'Vulnerable Land Map', 'Water Resource Map', 'Natural Resource Sensitivity – Biodiversity Map', 'Natural Resource Sensitivity – Land Map' and 'Natural Resources Sensitivity – Water Map'.

The NSW Rural Fire Service website shows the land is not bush fire prone.



Picture 4: Cartwrights Hill Precinct Map

## Site Suitability

The subject site is reasonably flat, sloping lightly down towards the street in the west. It has access to all required services for a residential area without mains extensions and is located within an area which has already had this type of subdivision successfully created. There are no apparent heritage matters nor restrictions on the use of land that would deter this type of development.

The lots in the immediate vicinity of the proposed lots are varied in size, with the lots immediately to the south having undergone a similar sized and shaped subdivision.

## Present and Previous Uses

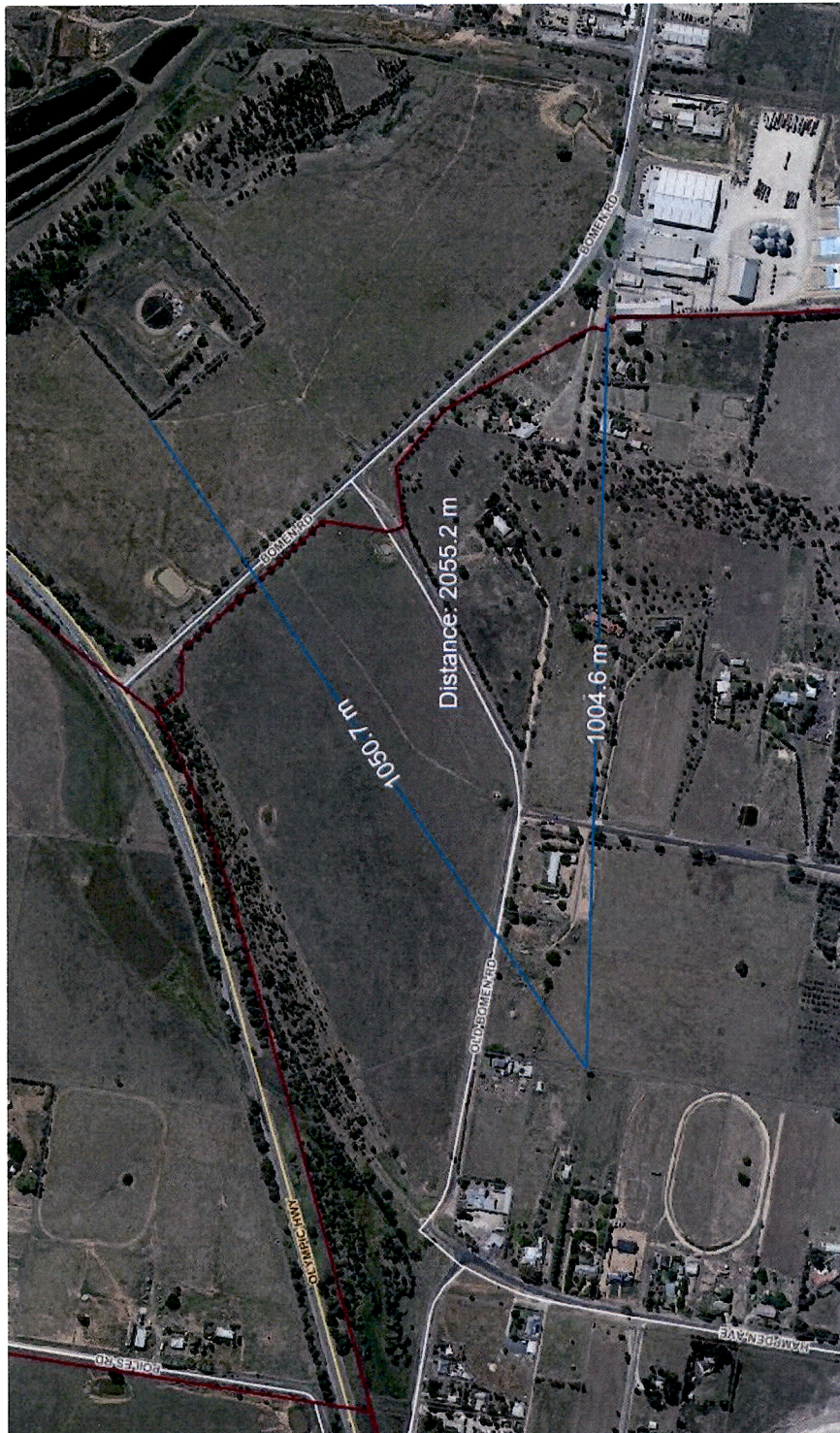
The subject land and immediate surrounding area was intended and has been used as residential land and small acre hobby farming for many years.

## Air and Noise

This development will not create any significant air or noise pollution.



However, as this development is in Cartwrights Hill we must address the issues associated with the proximity of the development to the Bomen Special Activation Precinct. As per clause 7.8 of the Wagga Wagga LEP2010 as amended, any development in Cartwrights Hill must examine the potential issues that may arise as a result of being nearby the Bomen Sewage Treatment Facility and the Bomen Industrial Area. Please see the image below for distances to these two locations, from the proposed subdivision.



Picture 5: Distances from Development to Bomen Sewage Treatment Facility and Industrial Area



The image is a clipping from the Wagga Wagga City Council Intramaps Geographic Information System and shows that both the Bomen Sewage Treatment Facility and Bomen Industrial Area are approximately, or just over, one kilometre away.



Picture 6: Distance to Top of Hill and 2m Contours



As this development is a kilometre away from the air and noise polluting sources and is over the ridge line from the sewage treatment facility and over the hill from the majority of the industrial area, we believe that there will be minimal, if any, effect on the air and noise of this development.

In addition there has been a very similar subdivision to the one we intend to undertake, adjoining us to the south which is currently lots 331 & 332 DP 1222713. As it is adjoining us the distances and position in relation to the sewage facility and industrial area are very similar.

As such we believe that we have addressed clause 7.8 of the Wagga Wagga LEP2010, as amended, and that this development is permissible for the above mentioned reasons.

## Access

Proposed lot 21 will utilise the existing legal and practical access to and from Hampden Ave, which it has ample frontage to. This access has point connects to a concrete driveway.

Proposed lot 22 is proposed to access Hampden Ave to the west through a 10m wide strip of land running along the shared northern boundary of proposed lot 21.

Hampden Ave is a public bitumen sealed road, maintained by Council.



Picture 7: Existing Access to proposed lot 21





Picture 8: Proposed Access to proposed lot 22

## Services

Proposed lot 21 is already adequately serviced by telecommunications, electricity and water, with a residence having existed there for many years. Sewage on site is via septic tank.

Proposed lot 22 is currently unserviced but has overhead power within the block and close access to other services.

## Applicant Declaration

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied.

I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Luen Ryan

Signed: 

Date: 06/08/19