

STATEMENT OF ENVIRONMENTAL EFFECTS

Site: Lot 137, 24 Malbec Drive Murrumbateman

DP: 1268670

Client: Frank Suvajdich & Sherryl Whittaker

Prepared By: G.J. Gardner Homes Goulburn
400-402 Auburn Street, Goulburn
02 4821 0102

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1.0 INTRODUCTION

The purpose of this statement is to describe the development proposal for the site. The report identifies relevant matters regarding environmental effects that may result from the development. The report is to be read in conjunction with the architectural plans and details submitted with the application.

2.0 SITE IDENTIFICATION AND LOCATION

The development site is identified as;

Lot Number: 137

Deposited Plan Number: DP1268670

Street Address: 24 Malbec Drive Murrumbateman

Refer to the site plan included in the Development Application.

3.0 THE PROPOSAL

The development application proposes to gain development consent for the following,

- 25m x 12m Shed
- Internal Drive connecting proposed shed to dwelling driveway

The site consists of a single allotment and has a total site area of **6,498 sqm**.

Floor Area of the shed consists of **300.0sqm** of shed space. This will have a 352.5sqm hardstand and connecting driveway.

The allotment is regular in shape.

The dwelling for this property is compliant with Complying Development under the Inland Housing Code and is being assessed under that code separately.

The Shed, Hardstand and Driveway are being assessed as the total combined area of the Shed and Dwelling exceeds the maximum allowable site coverage.

Under the Housing Code the combined allowable area for a lot over 1,400sqm is 500sqm

The home is 283.56sqm and the Shed is 300sqm meaning the combined area is 583.56sqm

Variation and approval is sought for the construction of a 300m² shed which is deemed to have no negative impact on the locale due to its position and the scale of the lot.

Refer to the contour plan, floor plan and elevations plan included in the Development Application

4.0 Planning Assessment

This Statement of Environmental Effects was prepared and assessed against the following local government development controls;

Yass Valley Local Environmental Plan 2013

The Proposal is located on land that is zoned **R2 Low Density Residential**

In accordance with the plan, the included Development Application is considered to be in keeping with the objectives of the land use zone providing new housing in the Yass Valley Council district.

The aim of the Development Application is to seek consent under the LEP to build a new detached shed on the land previously identified in this document. Consent is sought for residential purposes and is not intended for any prohibited activities under the LEP.

Development Controls

5.0 Assessment of Planning Issues

5.1 Heritage

The land identified in this document has no known specific heritage restrictions or controls as identified by the DCP European (non-indigenous) heritage conservation or Indigenous Heritage and Archaeology. The development will have minimal impact on the streetscape due to the area being a new housing estate and as such the proposed structure will be in keeping with the general style and look of other structures in the precinct.

5.2 Sediment and Erosion Controls

The application includes sediment and erosion controls. The controls are considered to be adequate.

5.3 Stormwater Management

The site is to be fully drained with 100% of roof run off to be diverted to the rain water tank, with stormwater overflow directed to the front of the site.

5.4 Privacy

The level of privacy between the proposed building and adjoining development is considered acceptable. The design of the proposed building will include a low floor height.

Privacy will be achieved when proposed setbacks are taken into consideration. The structure proposed is considered a non habitable space.

5.4.1 Private Open Space.

Private outside space is not impacted by the installation of the shed.

5.4.2 Views.

The proposed structure has been sited to minimize the obstruction of views from adjoining residential development.

5.5 Streetscape and character of the locality.

Dwellings in the development precinct are commonly single storey in height. It is considered that the proposal is consistent with the streetscape and character of the locality.

5.5.1 Fences and Gates.

Any new fencing will be designed to be sympathetic to existing fencing and local character and will be installed by the owner.

5.6 Setbacks

The proposed new shed will have a front setback of a minimum of 95m

5.6.1 Side and Rear Setbacks

The side and rear setbacks of the proposed shed are such that overshadowing attributes are not compromised.

5.6.2 Front Setback- Building Line

The front fascia of the shed stands 95m from the front boundary at its closest point. Forward of the proposed shed will be a residential 4 bedroom dwelling which will be 42m from the front boundary.

5.7 Built Form, Bulk and Scale

The proposal is considered to be compatible with the prevailing built form and scale given the size of the allotment.

5.8 Solar Access (external to the site boundaries)

The new structure is Single storey. The extent of overshadowing onto adjoining properties will not be significant as there is sufficient set back to reduce overshadowing.

5.9 Solar Access (internal to the site boundaries)

The shed is sufficiently set back from the dwelling to not negatively impact solar access of the home.

5.10 Trees

This development is planned to be in keeping with the objective to preserve the amenity, biodiversity and ecology of the area through the preservation of trees and other vegetation.

As such, there are No trees to be removed as part of this development.

5.11 Parking, Site Access and Circulation

Vehicular access, parking and manoeuvring for the site is considered satisfactory for residents, visitors and service vehicles.

5.12 Bushfire Hazard

The site relating to this development is identified as BAL 12.5 Bush Fire Prone and has been designed as such so that development does not present a significant impact under the DCP.

6.0 SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is considered to be suitable for the proposed residential development for the following reasons.

- ≈ There is no known significant flora or fauna on the site that will be adversely affected by the proposed development.
- ≈ The proposal will not adversely impact on building development in the area.
- ≈ The proposal will have no known social impacts on the community.
- ≈ The proposal will not result in any detrimental impact on surrounding properties.
- ≈ The site is to be developed for a residential land use, which is permissible within the zoning of the land and consistent with the residential land uses adjoining the site.
- ≈ The development site has been found to be suitable in size, shape and topographic to support the proposed development.
- ≈ Development adjoining the site does not impose any prohibitive constraints over the site that would prevent the site from being developed.
- ≈ No flooding, drainage, landslip, soil erosion, or similar constraints affect the subject site.

7.0 CONCLUSION

This assessment has found that:

- ≈ The proposal is a permissible form of development and complies with the aims, objectives and provisions of the above plans.
- ≈ The proposed development is unlikely to have any significant adverse environmental or amenity effects on the surrounding land, and.
- ≈ Having regarded to all the considerations it is considered that the proposal constitutes an acceptable form of development for the area and would provide an aesthetically pleasing residence to the locality.