

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



## STATEMENT OF ENVIRONMENTAL EFFECTS

Rev B

Date January 2025

CWC Ref A5682

Lot 206 DP 1236728 | 92 Angus Drive, Failford

## Statement of Environmental Effects

### 3-Staged Development comprising of a Detached Shed, Alterations and Additions to an Existing Dwelling and a new Attached Dwelling (no subdivision) at 92 Angus Drive, Failford

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## 1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a staged development comprising alterations and additions to the existing dwelling, a new detached shed and driveway extension, and a new attached dwelling to create an attached dual occupancy with no subdivision at 92 Angus Drive, Failford. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

## 2.0 Property Details

<b>Lot</b>	206	<b>Section No</b>	N/A	<b>DP No</b>	1236728
<b>Street No</b>	92	<b>Street Name</b>	Angus Drive		
<b>Suburb</b>	Failford			<b>Post Code</b>	2430



**Figure 1:** Aerial View, image from Six Maps (sourced: October 2024)



**Figure 2:** Street View, image from Google Maps February 2024 (sourced October 2024)

## 2.1 Site Characteristics

The subject site has an area of 5,000m<sup>2</sup> with south orientation to Angus Drive. The site is relatively flat with an existing single-storey dwelling and an existing crossover and driveway access off Angus Drive.

The neighbouring properties comprise of a mix of single dwellings with a variety of external materials and finishes. The subject site is adjoined by single-storey dwellings to the north, east and west.

The subject site is not identified as being bushfire prone.

## 2.2 Existing and Proposed Services

### Water

Council's records indicate that there is an existing 20mm metered water service from Angus Drive servicing the existing dwelling. The proposal does not affect the existing water connection.

### Sewer

Council's records indicate that there is an existing sewer easement 3.0m wide adjacent the southern boundary with an existing sewer junction positioned towards the south-eastern corner. It is proposed to utilise the existing connection for the proposed development.

### Stormwater

Council's records indicate that there is an existing stormwater drainage easement of variable width that enters the site on the eastern boundary and exits the site on the north and west boundaries. It is proposed to direct stormwater discharge to the drainage swale at the front of the site.

### Telecommunication and Electricity

There are telecommunication and electricity connections available via the street.

### 3.0 Proposal Overview

The proposal is for a 3-staged development comprising of:

- Stage 1: New detached shed and extension of the existing driveway
- Stage 2: Alterations and Additions to the existing dwelling including:
  - Additional floor area to the north to create a new laundry, powder room, rumpus room, and master bedroom suite
  - Proposed outdoor swimming pool and pool surrounds
- Stage 3: Addition of a 2-bedroom dwelling with an attached open carport and covered alfresco.

The existing dwelling is accessed via an existing crossover and driveway off Angus Drive. The proposal does not alter the existing crossover.

The proposal does not include subdivision.

The proposal does not include cut and fill or the construction of retaining walls.

The proposal does not affect the existing boundary fences and does not propose any new boundary fencing.

The proposal does not require the removal of any trees.

### 4.0 General Information

<b>Site Suitability</b>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	No
• Require the erection or display of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No

<ul style="list-style-type: none"> <li>• Have the potential to cause any form of water pollution?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Emit noise levels that could affect neighbouring properties?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Be considered potentially hazardous or offensive (refer SEPP Resilience and Hazards for definitions)?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Affect native or aquatic habitat?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Have an impact on a threatened species or habitat?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Involve the removal of any trees?</li> </ul>	No
<b><u>Access, Traffic &amp; Utilities</u></b>	
<ul style="list-style-type: none"> <li>• Are electricity and telecommunications services available to the site?</li> </ul>	Yes
<ul style="list-style-type: none"> <li>• Is lawful and practical access available to the site?</li> </ul>	Yes
<ul style="list-style-type: none"> <li>• Will the development increase local traffic movements and volumes?</li> </ul>	Yes
<ul style="list-style-type: none"> <li>• Are appropriate manoeuvring, unloading and loading facilities available on site?</li> </ul>	N/A
<b><u>Social &amp; Economic Impacts</u></b>	
<ul style="list-style-type: none"> <li>• Will the proposal have any social or economic impacts in the area?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Have you conducted any community consultation?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Have you considered Council's Social Impact Assessment Policy?</li> </ul>	No
<b><u>Waste Disposal</u></b>	
Provide details of waste management, including reuse and recycling: Individual bins to be collected via Council's Contractors	
How and where will the wastes be stored: Within the private open spaces	
<ul style="list-style-type: none"> <li>• Does the proposed use generate any special wastes?</li> </ul>	No
<ul style="list-style-type: none"> <li>• Will the use generate trade wastes (i.e. greasy or medical wastes)?</li> </ul>	No

## 5.0 State Environmental Planning Policy

### 5.1 Sustainable Buildings 2022

The proposed shed and driveway extensions in Stage 1 do not require a BASIX Certificate.

A BASIX Certificate for Stage 2 has been submitted demonstrating that the proposed alterations and additions will comply with the requirements of the SEPP.

A BASIX Certificate, and a NatHERS Certificate to satisfy the Thermal Comfort section, have been submitted demonstrating that the proposed attached dwelling (Stage 3) will comply with the requirements of the SEPP.

### 5.2 Resilience and Hazards 2021

#### Part 2.2 Development controls for coastal management areas

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

### 5.3 Biodiversity and Conservation 2021

The subject site is not mapped as being a Koala Habitat area and is not located within an area of an approved Koala Plan of Management.

### 5.4 Transport and Infrastructure 2021

The subject site does not have frontage to a classified road. The proposal has considered SEPP (Transport and Infrastructure) in regards to infrastructure and telecommunications relating to the subject site and proposed development.

## 6.0 Great Lakes Local Environmental Plan 2014

#### Clause 2.2 - Land Zoning

The subject site is zoned R5 – Large Lot Residential. The objectives of this zoning are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*

- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed staged development with detached shed, dwelling alterations and additions and addition of an attached dwelling (with no subdivision) is a permissible land use and provides a housing type that will meet the needs of a community segment. In this regard, the proposal is consistent with the R5 zone objectives.

**Clause 4.1 - Minimum Lot Size**

The minimum lot size specified on the Lot Size Map is 5,000m<sup>2</sup>. The proposal does not affect the existing lot size.

**Clause 4.3 - Height of Buildings**

The maximum height of building specified on the Height of Building Map is 8.5m.

The proposed new works has a ridge height of 4.306m which complies with the LEP and is consistent with the existing dwelling and neighbouring properties.

The proposed shed has a maximum height of 5.59m which complies with the LEP and is consistent with neighbouring properties.

**Clause 4.4 - Floor Space Ratio**

The floor space ratio specified on the Floor Space Ratio Map is 0.4:1.

The proposal has a floor space ratio of 0.07:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

**Clause 5.21 – Flood Planning**

The subject site is not mapped as being within a Flood Planning Area.

**Clause 5.4 (9) – Secondary Dwellings On Land Other Than in a Rural Zone**

The proposal is for an attached dual occupancy with no subdivision.

**Clause 7.1 – Acid Sulphate Soils**

The subject site is mapped as having Acid Sulphate Soils, Class 3.

The proposed works do not involve the disturbance of soil, the construction of drains, extractive industries, dredging, the construction of artificial water bodies or flood mitigation works. The proposed dwelling alterations and additions will not lower the watertable and the proposal is therefore consistent with the objective of clause 7.1 to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.



## 7.0 Development Control Plan

### 7.1 Great Lakes Development Control Plan

	DCP Requirements	Proposal	Complies Yes/No
<b>3.3.2 Large Lot Residential, Rural and Environmental Land</b>	The desired future character of residential development in these areas is for small scale low impact dwellings and ancillary structures which respond to topographic and environmental site constraints	Proposal comprises alterations and additions to the existing dwelling, a new attached single-storey dwelling and a detached shed, which is consistent with the character of the locality and neighbouring properties	Yes
	<p>New development will be guided by the following objectives:</p> <ul style="list-style-type: none"> <li>- To promote development that is sympathetic to the existing character of the locality, as well as the specific landform, vegetation, soils and geology of the site;</li> <li>- To protect and enhance sensitive environs and waterways;</li> <li>- To ensure the preservation of rural land activities and agriculture and prevent fragmentation of rural lands;</li> <li>- To minimise potential conflicts between land uses, especially primary production enterprises and rural small holdings;</li> <li>- To prevent the siting and orientation of any new building upon any prominent ridgeline</li> </ul>	<p>The proposed works have been designed to ensure it is sympathetic to the existing character of the locality and landform</p> <p>The proposal will not impact on sensitive environments or waterways</p> <p>The proposal preserves rural land activities within this area and does not lead to fragmentation of lands</p> <p>The proposed works will not lead to land use conflicts and is consistent with neighbouring properties</p> <p>The proposal does not affect any prominent ridgelines</p>	Yes
<b>4.7 Bush Fire</b>	All development proposals on land identified as bush fire-prone are to be accompanied by a bush fire hazard assessment report	Subject site is not mapped as being bushfire prone	N/A
<b>5.1 Solar Access</b>	Min 2hrs sunshine to internal and outdoor living areas of adjacent dwellings between 9am – 3pm on 21 June	Proposal will maintain solar access to adjacent dwellings on 21 June	Yes

<b>5.1 Solar Access</b>	Where overshadowing may occur, shadow diagrams to be submitted	Orientation and position of proposed works on site will not create overshadowing to neighbouring properties	N/A
<b>5.2 Views and Privacy</b>	Where windows or balconies of dwellings within 9m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided	Dwelling setback more than 12m from side boundaries	N/A
<b>5.3 Energy Efficiency</b>	Residential buildings to comply with SEPP (Building Sustainability Index BASIX) 2004	BASIX certificate submitted	Yes
<b>5.4 General Building Design</b>	Articulation for 2 storey dwelling or 1 storey dwelling on corner block – max wall length 12m	N/A, proposal is for a single-storey dwelling	N/A
	Window to living area or bedroom fronting primary street	Proposed dwelling's living and bedroom fronts the street	Yes
	Building entries directly visible from the street and preferably part of dwelling frontage	Yes for both dwellings	Yes
	Eaves with min width 600mm to north, east and west of external perimeter or 70% external walls should be considered	600mm eaves	Yes
	Building designs to be stepped to follow the contours of the site rather than extensive cut and fill	No fill proposed	N/A
	Colour and materials to be sympathetic to existing character of street and locality. Highly reflective materials should be avoided	Colour and materials to complement the existing dwelling	Yes
<b>5.4 General Building Design</b>	Attached garages and carports min 500mm setback from front building line of dwelling	Attached carport setback 2.68m behind building line	Yes
	Attached garages and carports and open car parking spaces setback 6m	Attached carport setback approx. 20m	Yes
	Door openings of attached garages max 6m width and max 50% of building width	Proposal does not affect existing garage   N/A to proposed carport	As existing N/A

<b>5.5 Setbacks</b>	Where existing neighbouring houses within 40m, primary road setback should be average of setbacks of nearest 2 houses with same primary frontage	Front setback 18.182m, consistent with neighbouring properties	Yes
	Where no neighbouring houses, min setback from primary frontage will vary: Min 4.5m on lot < 900m <sup>2</sup> Min 6m on lot > 900m <sup>2</sup>	N/A - site adjoined by dwellings to east and west	N/A
	Articulation zone 1.5m forward of front building line	N/A	N/A
	Max 50% articulation zone may include building elements	N/A	N/A
<b>5.5.2.5 Side Setback</b>	Min 900mm for building with max wall height 3.8m	W: 18.097m to dwelling alterations	Yes
	Where wall height > 3.8m, setback shall be 900mm + (building height over 3.8m / 4)	W: 5.0m to shed (900mm + (5.44/4) = 2.26m)	Yes
<b>5.5.2.5 Rear Setback</b>	Min 3m for building with max wall height 3.8m	8.0m to shed 27.191m to dwelling	Yes Yes
	Where wall height > 3.8m, setback shall be 3m + (building height over 3.8m / 4)	6.116m to shed (3+(4.7/4) = 4.175m)	Yes
<b>5.5.2.5 Side and Rear Setback</b>	Windows, balconies and decks closer than 3m from side or rear boundary may require privacy screening	N/A – no windows, balconies or decks positioned closer than 3m to boundaries	N/A
	A 2 storey dwelling could have ground floor 900mm from side boundary and second storey setback further	N/A – single-storey dwelling	N/A
	Min setback 3m where adjoining a reserve	N/A	N/A
<b>5.5.3 Large Lot Residential Zone</b>	Min setback 18m from primary road frontage	Front setback 18.182m	Yes
	Min setback 5m from side and rear boundaries	E: As existing W: As existing	As existing As existing
	All structures located behind main dwelling. Min setback 50m to all structures where there is no dwelling.	Proposed detached shed to rear of dwelling	Yes

<b>5.5.5 Waterways</b>	40m setback to permanent or intermittent waterway	N/A	N/A
<b>5.6 Building Heights</b>	Floor level of upper habitable floor max 5.1m above ground level on sites with slopes greater than 1:6	N/A - proposal is for single storey only	N/A
	Exposed sub-floor for any building should be minimised where possible	N/A	N/A
<b>5.6.1.2 Large Lot Residential</b>	Max height of outbuilding 7m above existing ground level	Max height 5.44m	Yes
<b>5.7 Cut and Fill</b>	Visually exposed retaining walls and terraces max 600mm on street frontage and 1.2m elsewhere	No retaining walls proposed	N/A
	Cut and fill involving benched areas for landscaping max 25m <sup>2</sup> per dwelling	N/A	N/A
<b>5.8 Private Outdoor Areas</b>	Ground level outdoor living space with direct access from main living areas with min 24m <sup>2</sup> and min length and width 4m	46m <sup>2</sup> alfresco and yard area accessed from principal living area, with minimum dimensions 4.25m	Yes
	Not located within front building line setback	Private outdoor area to rear of dwelling	Yes
<b>5.9 Fencing and Walls</b>	Fences within front setback area from primary road max 1.2m high and min 50% open construction for upper two thirds of fence	No front fencing proposed	N/A
	Fence + retaining wall max height of combined 1.2m within building setback to any street, and 2.1m elsewhere on site	No retaining walls proposed	N/A
	Fences to public reserves max 1.2m high and min 50% open construction	N/A	N/A
	Fences on corner lots with 2 road frontages should be constructed with open form (e.g. pool type fencing) within 3m of corner	N/A	N/A

<b>5.10 Detached Garages, Carports, Sheds and other Outbuildings</b>	Max floor area for detached garages, carports, sheds and other outbuildings:		
	100m <sup>2</sup> for lots > 900m <sup>2</sup>	Detached shed floor area 224.3m <sup>2</sup>	No
	Detached garages, carports and outbuildings min 6m front setback	Shed front setback exceeds 20m	Yes
	Detached garages, carports and outbuildings min 500mm setback from front building line of dwelling	Detached shed positioned behind existing dwelling	Yes
	The minimum side and rear setback increases on a sliding scale once a wall height of 2.7m wall is exceeded.	Detached shed western side setback 5m and rear setback minimum 6.116m	Yes
	Detached garages, carports, sheds, other outbuildings located in a residential area (land zoned R2, R3, R4 and RU5 or equivalent) must be setback from a side or rear boundary: a) A minimum of 0.9m to an external wall, for a building with a maximum wall height of 2.7m. b) Where the wall height is greater than 2.7m, the minimum side setback shall be 0.9m + (wall height over 2.7m / 2)	N/A – located in R5 zone	N/A
<b>10.3 Car Parking</b>	Dwelling with floor area 125m <sup>2</sup> or less = min 1 covered parking space	Proposed dwelling has 2 car spaces by way of the proposed carport	Yes
	Dwelling with floor area >125m <sup>2</sup> = min 2 spaces, 1 of which must be covered	As existing	Existing
<b>10.3.3 Vehicle Access and Driveways</b>	Crossover min 1m from side boundary	As existing	Existing
	Driveways and crossovers limited to 1 per frontage and located to minimise removal of street trees	As existing	Existing

<b>10.3.3 Vehicle Access and Driveways</b>	Turning area to be provided where site is steep, fronts a busy road or highly pedestrianised area or shared driveways	N/A	N/A
<b>12 Vegetation Management</b>	Removal or pruning of vegetation on land to which the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies, must comply with the process outlined in the Vegetation Management Policy	Subject site mapped as Vegetation Management Policy   Proposal does not remove any trees	N/A
<b>13.1.2 Landscaping and Open Space</b>	Min 30% site area for landscaping. This area excludes garages, driveways and pools	Approx. 76% site area landscaped	Yes
	At least 50% landscape area is to include deep soil zones	Landscaped areas comprise deep soil zones	Yes
	Landscaping behind and in front of building line. Landscaping of less than 1.5m in length and width shall be excluded from calculations	Landscaping in front and to rear of dwelling with minimum dimension 1.5m length	Yes
	Min 1.5m landscape strip adjacent driveway and adjoining property	As existing	Existing
<b>13.1.2 Large Lot Residential</b>	Retain trees and under storey shrubs on slopes > 1:6, trees growing within 30m of centreline of any intermittent or permanent watercourse, understorey shrubs to provide shelter and a food source for native fauna	Proposal does not remove any trees	N/A
<b>16.8 Failford Road, Bullocky Way and Mill Road, Failford</b>	Breckenridge House has been identified as a building of heritage significance and future development must not compromise its significance	Proposal is setback more than 450m and will not compromise the significance of Breckenridge House	Yes
	Buildings should be sited so that they do not have a dominant presence from any roads or any neighbouring dwelling	Proposal sited to be consistent with adjoining and neighbouring dwellings and will therefore not have a dominant presence from Angus Drive	Yes

<b>16.8 Failford Road, Bullocky Way and Mill Road, Failford</b>	Landscaped mounds must be provided along Bullocky Way and Failford Road (except along the frontage of the Breckenridge House curtilage) in the locations shown on the Development Principles plan	N/A	N/A
	All fences on or within subdivided lots fronting Failford Road, Bullocky Way and Mill Road must be sympathetic to the rural character of the Failford locality	As existing	As existing
	Any development application to subdivide land in the Failford Precinct must be accompanied by a detailed flood study	N/A, proposal does not include subdivision	N/A
	Council will only accept two accesses to Bullocky Way from land north of Failford Road and one access to Failford Road from land south of Failford Road	As existing	As existing
	Building envelopes for subdivided lots should be positioned so that their required Asset Protection Zones are not located in a buffer area	Existing subdivided lots   Existing Asset Protection Zone	As existing
	The remnant mature native trees on Lot 3 DP 560635 south of Failford Road, in the Scribbly Gum vegetation community on Lot 11 DP 611059, and on Lot 3 DP 250230, shown in the Development Principles diagram, must be retained where possible, by the careful positioning of lot boundaries, building envelopes and infrastructure.	Existing subdivision   Proposal does not include removal of trees	As existing

## 7.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

**Issue:** Detached shed floor area exceeds 100m<sup>2</sup>

### **DCP Part 5.10 Objective**

- *Detached garages, carports and other outbuildings are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties*

The proposal includes a detached shed with mezzanine, located to the north of the site, with a floor area of 224.3m<sup>2</sup>. This is not consistent with part 5.10 of the DCP, which states that the maximum floor area for detached garages, carports, sheds and other outbuildings is 100m<sup>2</sup> for lots with an area greater than 900m<sup>2</sup>.

The proposed detached shed is located to the north of the site, setback approximately 7.0m behind the proposed altered dwelling. Located to the rear of the site, the proposed shed therefore has a front setback of approximately 50m and will not dominate the streetscape.

Furthermore, the proposed shed has a maximum height of 5.44m above natural ground level, which is less than the 7m DCP height provision for outbuildings and is compliant with the LEP maximum building height of 8.5m. The proposed detached shed will therefore not dominate the streetscape and will remain visually ancillary to the proposed dwelling.

It is noted that existing adjoining and neighbouring properties include detached outbuildings and the proposal is therefore consistent with the character of the locality. The proposed shed is setback 5.0m from the western side boundary and approximately 38m from the eastern side boundary, and will therefore not adversely impact on any adjoining properties. The proposed size and floor area of the shed is therefore considered to be appropriate for the nature of the large lot residential locality and is located to ensure that it will not lead to any adverse impacts to adjoining or neighbouring properties.

It is therefore considered that the proposed detached shed is consistent with the objective of part 5.10 of the DCP. The proposed detached shed has a front setback of approximately 50mm and is setback 7.0m from the rear of the proposed dwelling, thereby ensuring that the shed will not dominate the streetscape.



The shed is therefore consistent with the character of Angus Drive, will not dominate the streetscape, and will not adversely affect any adjoining or neighbouring properties.

## 8.0 Conclusion

The above assessment has been completed and the proposed staged development comprising dwelling alterations and additions, new attached dwelling, and a new detached shed complies with:

- the State Environmental Planning Instruments;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.