

Statement of Environmental Effects

Address: 41 Brial Street, Boorowa

Job: Development Application – Proposed extension to the existing residence

Client: Debbie Vanderlaan

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Proposed Development

The proposed development is to extend an existing residence at 41 Brial Street, Boorowa. The proposed residence is a single story dwelling, consisting of three proposed bedrooms. The proposal meets the requirements of the Hilltops Local Environmental Plan 2022 and the Hilltops Development Control Plan as outlined below.

Context and Setting

The existing block of land house sits within an existing R1: General Residential, with a minimum lot size of 700m². The surrounding allotments vary in size slightly but suit the character of the community. The proposed extension to the existing residence will further compliment the locality and will meet the character of Boorowa.



Figure 1 - Aerial Image of the Site

Neighbouring and Noise Impacts

The proposal is not expected to have any impact on neighbours, as the proposed extension dwelling has been placed in an appropriate location away from subject site boundaries consistent with the existing residence on the allotment and complying with council policies. The proposed dwelling is over 1.5 metres from the nearest subject boundary and is in an appropriate location on the allotment to not impact on the surrounding neighbourhood and consistent with the street scape of Boorowa.



Figure 2 - Surrounding Locality

Property Access

The property has an existing driveway that accesses the existing dwelling and its amenities. As part of the proposal, the service will be retained.

Waste Disposal

All builders waste will be stored in bins onsite during construction and be disposed of at the Hilltops Council's Waste Services periodically.

Effluent Disposal

The existing connection to the town sewage system will be retained and service the proposal.

Electricity

The existing dwelling is supplied by electricity. As part of the works low voltage electricity will be extended out to service the extension.

Drainage

The proposed residence is connected to the existing drainage network within Boorowa. This will be retained and extended to service the proposal.

Environmental Impacts

The land of which the proposed dwelling sits is within a residential environment that has been highly modified over generations. The landscape has been altered considerably over several decades and now has been developed into a garden landscape. As most of the area to be utilised has already been altered significantly the environmental impacts are minimised.

Heritage Area

The subject land is not identified as having any heritage value and all works are minor in nature.

Permissibility

The proposed development for a single dwelling development, has been designed to meet within the requirements of the Hilltops Local Environmental Plan 2022 outlined below:

Hilltops Local Environmental Plan 2022

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

2 Permitted without consent

Home occupations

3 Permitted with consent

Aquaculture; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Co-living housing; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water reticulation systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Any other development not specified in item 2 or 3

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

Under the Hilltops Local Environmental Plan 2022 the land sits in an R1 General Residential zoned land. The proposed development of a dwelling is permissible within the zone, and the extension will further enhance and increase the overall character of boorowa in a more appropriate manner.

6.1 Earthworks

The proposed development will include some small amounts of earthworks. The works are expected to be minor in nature and provide for the residential needs of the site.

6.2 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
Supply of town water exists and services the existing dwelling.
- (b) the supply of electricity,
The proposed development will utilise the existing connection, servicing the existing dwelling.
- (c) the disposal and management of sewage,
The existing dwelling has an existing connection to the town sewer, this will be retained as part of the development.
- (d) stormwater drainage or on-site conservation,
The existing stormwater drainage runs along Brial Street, this will continue to occur.
- (e) suitable road access.
Existing access is provided by a driveway off of Brial Street.

Hilltops - Development Control Plan

Chapter 1 – General Provisions

Chapter 1 has been noted and no comment provided. The information provided within this part of the document is information based.

Chapter 2 – Zone Based Controls

2.2 – Single Residential Dwellings

2.2A – Single Residential Dwellings

The proposed development complies with the objectives of the zone, and considers the existing character of Brial Street, while ensuring high visual quality, amenity and minimises impact onto surrounding properties.

Performance Criteria and Acceptable Solutions

Below outlines the Performance Criteria, Controls and the Acceptable Solution:

Performance Criteria	Acceptable Solution
SR1 – Site Design	
PSR1.1 Residential dwellings are to be responsive to the slope of the land, orientation to the sun and other site attributes to achieve an appropriate design for the specific site.	The proposed dwelling already exists, with the alterations and additions minor in nature. The proposed alterations capture the sun and enhance the site.
PSR1.2 Minimise the use of cut and fill associated with the development.	The proposed development will not include site works, as the site is already flat and ready for green fill development. There will be a small cut of upto 150mm to make way for the new slab.
PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose.	The proposed allotment has been used for residential purposed for many decades. There is no conflicting underlying land use that would effect it being used as residential land.
PSR2.2 Minimise the risks to human health and the environment from the development of potentially contaminated land.	The land is not contaminated land.
SR2 – Character of the neighbourhood	
PSR3 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls.	The existing dwelling has an attractive streetscape which fits in with the existing Brial Street character. The addition of a verandah will further enhance this character.
PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence.	The proposed dwelling is 6m from the front boundary.
PSR5 The dwelling is to be appropriately located on the site with setbacks that ensure	The proposed dwelling does not comply with the 3m specified by this code. However, the only window that

privacy, overshadowing and amenity are respected within the neighbourhood.	opens on the west side is for the bathroom window. As such an opaque covering will be put onto the glass to provide privacy for both neighbour and the property owner.
PSR6 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.	The residence fits well into the Brial Street scape, with some minor alterations occurring to the façade including the inclusion of a verandah. This will be sympathetic to the streetscape.
SR3 – Dwelling height, bulk and form	
PSR7 Dwellings are to minimise the building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	The proposed dwelling is 5473mm above natural ground, well below the 8.5m specified by this instrument. All walls have articulation through openings to ensure there are no blank walls.
PSR8 Development is to minimise hardstand areas for aesthetics, stormwater, and surface water nuisance impacts.	The proposed site is already predominantly permeable, with no large change to occur as part of this development. The site will have no more than 15% hardstand once construction is complete. The existing driveway is below the 30% specified by this instrument.
PSR9 Development is to create a usable outdoor living space for occupants' comfort, health, and enjoyment.	The private open space opens directly to the outdoor living area and associated gardens. The back garden is completely north façade and receives sun all day. The proposed extension and existing dwelling is not up-slope of any dwelling or in the direction of the sun from any existing development.
SR4 Access and Parking	
PSR10 To avoid site and street congestion, development is to provide adequate parking for the dwelling, respecting the configuration of the street.	There are several options for parking on the site, including a garage at the back of the property accessed by the back lane way or the carport at the front of the dwelling. There is also ample room for more cars on the driveway within the development site.
PSR10 To avoid site and street congestion, development is to provide adequate parking for the dwelling, respecting the configuration of the street.	There is an existing access off of Brial Street. This is consistent with the existing street scape and is intended to be retained to service the dwelling.
SR5 Utilities and Services	
PSR12 The dwelling is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant legislation and Council's Development Servicing Plan.	The existing dwelling is already connected to the reticulated water and sewer systems, this will be retained as part of this development.
SR6 Vehicle and Occupant Safety	
PSR13 Residential development is to be designed to reflect vehicle and occupant safety principles. Ensure safe vehicle and occupant interaction within residential properties.	There is no proposed parking area to be installed as part of the works.

Conclusion

As a result of the above and the other information provided to Hilltops Council, it is our belief that the attached development should be subject to approval due to the minor nature of the works involved and due to the permissibility of the residence. The proposed development will further enhance the character of the locality and have no impact upon the neighboring district.