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Narromine City Council

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NARROMINE NSW 2821

Attention Building/Planning Officer,

Environmental Services Division.

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED RESIDENCE
AT LOT 55 IN DP 1271467
KINGSFORD SMITH PLACE
NARROMINE SKYPARK**

CLIENT: JACOB BLOOM

Ref: B22-06_01c SEE REPORT

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1. INTRODUCTION

I have been engaged by the proponent Jacob Bloom to assist with the design, planning and development of land situated at Lot 55 Kingsford Smith Place Narromine.

My scope of works involves the following;

- Preparation of the design plans for the proposed residence
- Preparation of this Statement.

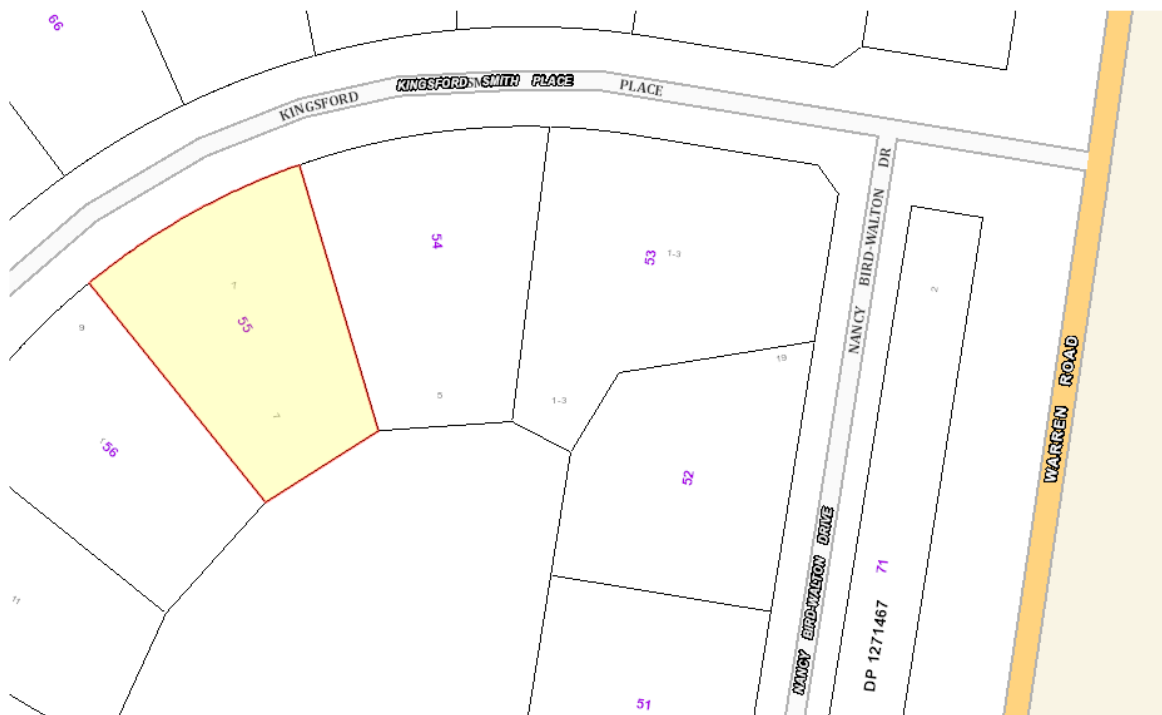
2. LAND DESCRIPTION

The subject land is situated at the northern side of Kingsford Smith Place, Narromine. It is described as Lot 55 in D.P1271467. The land is held in the name of Jacob Bloom.

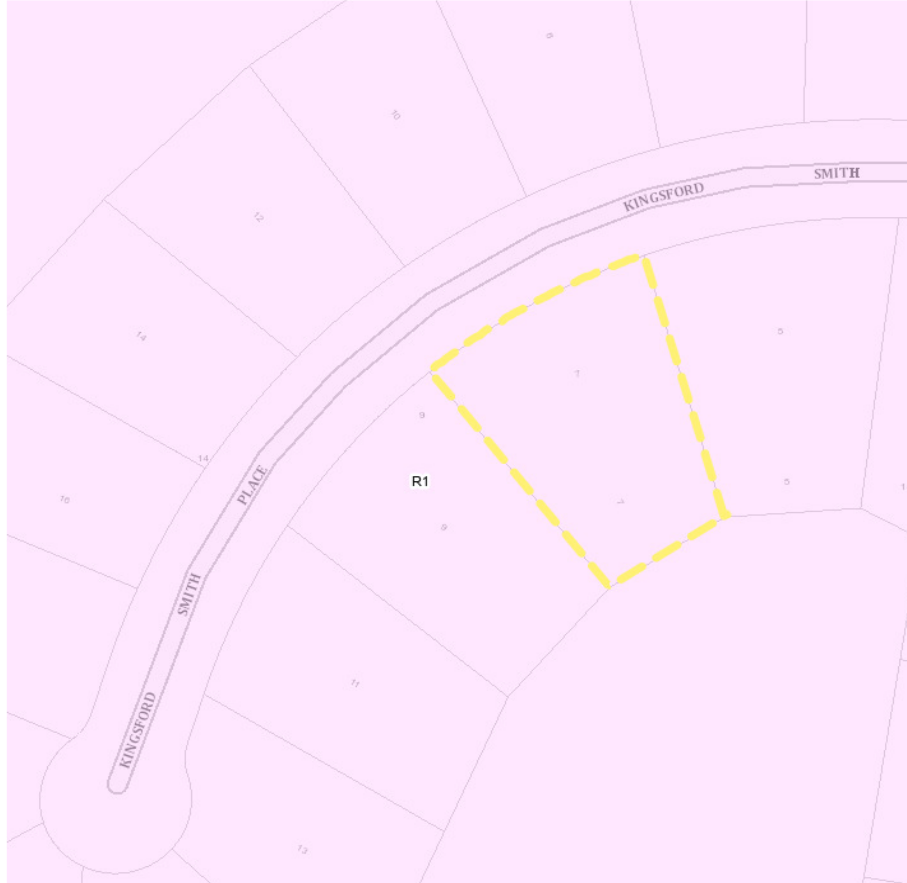
The subject lot is currently vacant. Details of the land and improvements to it are shown in the attached plan drawings *DWG 22-16*

The land contains a total area of 2150m² and has direct access to bitumen sealed roads to Kingsford Smith Place.

The location and current lot layout is shown in the Land and Property Information (LPI) image below.



The land is currently zoned R1 – General Residential under the Narromine Local Environmental Plan (LEP) 2011, as can be seen in the image below. The image below is a screenshot taken from the ePlanning Spatial Viewer – planning portal website.



3. DEVELOPMENT PROPOSAL

The proponent wishes to relocate an existing Dwelling & construct a Carport and Aircraft Hangar.

4. PLANNING CONSIDERATIONS

The development application is made with regard to the zone objectives and controls for Zone R1 General Residential of the Narromine LEP 2011.

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..

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

The development is consistent with the objectives of the zone as the proposed development will be used for housing purposes. This is also consistent with the lands intended use and that of the surrounding neighbourhood as there are already these type of dwellings and uses in the area.

4.1 Minimum development lot size

- (1) *The objectives of this clause are as follows:*
 - (a) *to ensure that lot sizes have a practical and efficient layout to meet intended use,*
 - (b) *to maintain the productive capacity of agricultural land and protect it from further fragmentation or sterilisation by uses other than primary production,*
 - (c) *to ensure that new subdivisions reflect lot sizes that are able to provide for adequate servicing of the land and respond to any topographic, physical or environmental constraints,*
 - (d) *to achieve a range of lot sizes in urban areas zoned for residential use that will cater for a variety of housing forms and lifestyles*
- (2) *This clause applies to a development of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a development of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) *This clause does not apply in relation to the subdivision of any land—*
 - (a) *by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*
 - (b) *by any kind of subdivision under the Community Land Development Act 2021.*

With reference to the Narromine LEP 2011 Lot Size Map – Sheet LSZ_004A, the development is classified 'U' and has a minimum lot size of 1400m²

5. LIKELY IMPACTS OF THE DEVELOPMENT

Generally

The proposed development is unlikely to generate any impacts that would adversely affect the quality of the environment of the locality.

Visual Impact

The proposed development will have minimal visual impact and is in keeping with the surrounding neighbourhood. The proposed residence is an existing dwelling that is to be relocated to the site reducing the effects of new construction. The aircraft hangar is in keeping with the intended use of the area and is typical to the area. Large setbacks to frontages and side boundaries have been maintained and the use of indigenous planting to soften the impacts of development

Water Quality

No works are proposed as part of the development which would effect on water quality.

Effect on Threatened Species, Populations, or Ecological Communities or their Habitats

The subject land is situated in a developed residential area. The natural state of the area has been highly modified over recent years. It is submitted therefore that the development will not have any effect upon threaten species, populations, ecological communities or their habitats.

Social and Economic Effect

The development will facilitate the economic development in the local area which should have a positive economic impact on the city of Narromine.

Traffic Impacts

The development will only have a minimal increase on the impact of traffic flows with the single use occupancy and double width driveway access.

Impacts on Adjoining Development

The development is expected to have no negative impact on the adjoining areas.

Landscaping and Preservation of Trees

The proposed building is on a cleared vacant lot for residential purposes, there are no proposed alterations to landscaping or removal of trees as part of this development.

Soil Erosion

Sediment and erosion control measures will be undertaken as per standard construction within residential areas to council approval.

Existing and Future Amenity of the Neighbourhood

The existing amenity of the neighbourhood is typical residential with access to the airfield. The proposed development and future development of the lot is in keeping with the surrounding neighbourhood. The development is not likely to impact on the existing neighbourhood amenity.

6. THE SUITABILITY OF THE SITE FOR DEVELOPMENT**Physical Attributes**

The land is situated near the Narromine Aerodrome and is currently vacant.

There are no aspects relating to the subject land that would indicate that it is not suitable for the proposed development.

Flood Prone Land

The land is impacted by flooding as reflected in the Floodplain Management Study and Plan. A 1:100 flood event is highlighted with a localised flood height of AHD 237.80. A minimum floor level including freeboard adjustment of AHD 238.30 should be adopted for the dwelling and all electrical fittings should be above this height

Services

The land has access to existing bitumen sealed roads to Kingsford Smith Place

The existing lot has already been serviced in terms of water supply, sewerage and stormwater drainage in anticipation that a residence would be developed on this site.

Availability of Utility Services

Electricity and telephone services are available to the development.

The Public Interest

It is considered that the development would be of minor interest to the wider public. The development is in keeping with the surrounding environment and facilitates.

Cumulative Impacts

It is considered that there are no negative cumulative impacts as a result of the proposal. The development is consistent with and integrates well into the lot layout of the surrounding area.

7. RESTRICTION ON THE LAND

Accoustics

Construction to the residence as per AS 2021 Accoustics - Aircraft noise intrusion. The following measures should be incorporated into the building:

- Entry door to be min 40mm thick solid core timber fitted with full perimeter acoustic seal
- Windows & external sliding doors to be min 6.0mm monolithic glass & fitted with full perimeter acoustic seal

Building Materials

Sky Park restrictions nominate certain building materials including double brick, brick veneer or rendered material, we are seeking departure from this restriction based on the following reasons

- The movable dwelling is an existing dwelling and has weatherboard cladding type material to the external walls. This type of cladding is in keeping with a heritage cottage design which is common in the Narromine community. This is enhanced by a large verandah surrounding the dwelling giving shade protection and depth to the dwelling on all aspects.
- The dwelling has coloured iron roofing which is in keeping with the Sky Park restrictions
- Given the nature of the dwelling being moveable, the floor level is naturally a minimum of 600mm above the natural ground line. As the site is in a flood prone area this works in favour of this project with the minimum finished floor level approx. 830mm above ground line. The correct treatment of the external face of the sub-floor (eg, horizontal battens) will enhance the outlook without effecting the overland flow of surface water

- With the appropriate use of indigenous landscaping will create an iconic heritage cottage which is believed will suit the open nature of the site and is fitting within the local community

Hangar Construction

The construction of an Aircraft Hangar is dependant on a residence being constructed on the site. There is leniency for this provision provided a dwelling is applied for to coincide with the Hangar application and under the provision the Hangar is required for storage during construction of the dwelling. We request this leniency be provided in this application as the Hangar is required for storage of building items such as replacement windows to meet the prior restriction.

Given the nature of the moveable dwelling, installation process is minimal and the completed dwelling should be in place well within the timeframes of standard construction

8. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that the development will help facilitate the economic development of Narromine and contribute to the city's' economic development.

The proposal is generally consistent with the objectives and provisions of the Narromine Local Environmental Plan 2011.

The proposed development as presented in this report is considered to be justifiable in environment, social and economic terms and is recommended for approval.

Yours Faithfully,



BEJJCO PTY LTD
Per: A. J. PEACOCK