

# Statement of Environmental Effects

## RU1 Zone New Residence

### Project Address

288 Cunningar Road – Lot 2, Plan 1078360 Boorowa NSW 2586

## A. Proposed Development Description

### Context

The Development Application is for new main residence (homestead) for the primary production property located on Lot 2 Plan 1078360. The application proposes a new 4 bedroom dwelling with attached garage, farm administration and family living spaces.

The original property was subdivided in 2005 with the original homestead remaining on Lot 1 (also plan 1078360). The original managers cottage was located on Lot 2 (Ref DA01 – Site Context Plan) in close proximity to the original homestead and the main property entry, approaching the original homestead from a driveway off Cunningar Road to the east.

This application seeks to create a new functional and appropriate primary homestead, located to provide adequate surveillance of the new property entry off Cunningar Road on the property's southern boundary. Additionally, the proposed location provides suitable surveillance of all property infrastructure, while maintaining appropriate separation and privacy from the original homestead.

### Materials & Colours

The proposal seek to create a modern dwelling utilising a palette of traditional Australian rural building materials. The visible external building materials will be corrugated galvanised iron, brick walls ('Ghost Grey') and natural timber.

### Demolition

No demolition is proposed.

### Earthworks

The proposed site slopes gently at a gradient of <2.5%. The proposed construction will be concrete slab on ground with footings estimated at a maximum of 400mm below NGL. The completed works will utilise a net zero cut and fill strategy, with excavated material re-distributed across the proposed site. Typical maximum site cut is estimated to be 150mm.

### Tree Removal

The development does not propose the removal of any trees.

### Dimensions

Typical external wall height – 2.95m at gutter

Maximum roof pitch height – 4.95m at ridge

Gross Floor Area – 305m<sup>2</sup>

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Open Space – The proposed ‘U’ shaped building footprint creates approximately 160m<sup>2</sup> of private open space.

Landscaping – The proposed open space and other dwelling surrounds will utilise a combination of hard and soft landscaping elements including concrete slab, paving, low height (low water native species) planting and medium height planting. Additionally the development will utilise a deciduous vine coverage (such as ornamental grape) to all north facing pergola elements.

### Typical Setbacks

North – 1440m  
South – 310m  
East – 486m  
West – 1278m

## B. Site & Locality Description

### Site Details

The site area is approximately 266 hectares. Refer to drawings DA01 – Site Context Plan and DA02 – Site Plan for additional details.

### Site Uses

The site is currently and has previously been an active primary production property farming sheep and cattle.

### Existing Dwellings and Structures

There is currently 1 residence on the site, which is the original managers cottage.

The site contains a number of other agricultural structures including machinery sheds, animal shelters, lambing sheds, display sheds, shearing shed, hay sheds, sheep and cattle processing yards and animal shelters.

### Bushfire Prone Land

The site is not identified as being bushfire prone according to the NSW Planning Spatial viewer.

### Former Orchard

The site has not been previously used for, or containing a significant orchard.

### Locality Characteristics

The site sits within a predominantly primary production zone, with the township of Boorowa located approximately 5Km to the north-east. Built structures comprise mostly primary production residences and sheds, generally clustered around main processing areas. Sheds tend to form the largest visible elements.

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While some original heritage style residences remain in the district, built residences comprise a mix of modern and traditional materials and building styles.

The proposed dwelling seeks to utilise a palette of traditional materials and forms to remain sympathetic to the traditional homestead styles within the region.

## C. Compliance with Planning Controls

### 2.1 Land Use Zone

RU1 – Primary Production

### 2.3 Zone Objectives and Land Use

Both primary and secondary dwellings are permitted within the zone.

### 4.6 Exceptions to Development Standards

The proposed development seeks to vary from aspects of the Hilltops Local Environment Plan 2022 as follows:

*Part 5 Miscellaneous Provisions, Item 5.5 Controls relating to secondary dwellings on land in a rural zone.*

The proposed location for the new Principal Dwelling is approximately 500 meters to the south-west of the original managers cottage. While item 5.5 defines a maximum 100m distance, the proposed siting for the principle dwelling is considered a more appropriate location on the following grounds:

1. The proposed site is a direct design response to the new property entry point, which accesses the property via Cunningham Road on the property's southern boundary. The proposed site provides surveillance of the property entry and opportunities for rapid response and direction to incoming transport and delivery vehicles. The proposed site does not impede surveillance of any other parts of the property.
2. The original principle residence, now located on a separate block as a result of the 2005 original property sub-division, sits in a direct line of sight to the original managers cottage. Additionally the original homestead on Block 2 now operates as a private function venue, often hosting major events such as weddings and other celebrations that are a source of considerable noise to the original managers cottage zone.
3. The proposed location extends the visual and acoustic buffer between residences on Blocks 1 & 2 and creates improved levels of privacy between the properties.

### 5.10 Heritage Conservation

N/A

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#### Part 6: Erection of Dwelling Houses

Minimum lot size - The land meets the minimum lot size.

Land - The proposed site is not identified as a *sensitive land area* on the NSW Planning Portal Spatial Viewer

Water - The proposed site is not identified as a *riparian corridor* on the NSW Planning Portal Spatial Viewer. A riparian corridor exists along the Boorowa River and is located approximately 850m from the proposed site.

Biodiversity - The proposed site is not identified as a *an area* of high biodiversity on the NSW Planning Portal Spatial Viewer.

Flood Planning – N/A.

#### Development Control Plan Provisions

##### Site

The proposed cut and fill to the site falls within the maximum 1 metre control.

The proposed site is clear of any easements or services.

The proposed site is not located over, or nearby to any site watercourses, or drainage lines.

Site access will be possible without the need to remove any street trees.

The site is not a former orchard.

##### Streetscape

The proposed development will not utilise any front fencing visible to the streetscape view.

Refer to Drawings DA04 and DA05 for proposed elevations.

The proposed development will utilise galvanised iron (not zincalume) which will naturally form a dull oxidisation layer, minimising any sources of glare from the development.

##### Setbacks

N/A.

##### Design and development Quality

The proposed development seeks to add to the existing rural and heritage characteristics of the regions by utilising a palette of traditional Australian rural building materials and by creating forms emulating the traditional forms and scale of rural residences within the region.

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#### Privacy and Overshadowing

The proposed design response to increase levels of privacy between blocks 1 & 2 is explained in section 4.6 above. The proposed development does not cause any overshadowing to adjacent properties.

#### Hardstand Landscape Elements

The proposed design complies with the DCP provisions.

#### Outdoor Living Areas

The proposed design meets the DCP provisions.

#### Parking and Street Congestion

N/A

#### Access Driveways

N/A

#### Connection to Council Water & Sewer & Stormwater

N/A

#### Vehicle and Occupant Safety

N/A

## D. Assessment of Likely Impacts of the Development

### Construction

Construction noise will not adversely impact adjacent properties due to the remote site and rural separation distances.

Temporary sediment barriers will be constructed on the downhill (northern) extents of the development site during construction.

Construction waste will be recycled in the first instance, with the building contractor removing all other waste and disposing of it at appropriate council, or other facilities.

### Context and Setting

The development is setback approximately 300m from Cunningar Rd and set behind the ridgeline and will not be visually prominent in the area.

The development will be in character with adjacent properties and land uses.

### Privacy

Due to the rural context, the property will not create any privacy issues with adjacent properties. Additionally, the proposed siting seeks to increase the levels of privacy

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between blocks 1 & 2 and mitigate potential noise impact resulting from hospitality business activities on Block 1.

#### Overshadowing

The proposed development will not create any overshadowing to adjacent properties.

#### Views

The proposed development will not impede any views to, or from adjacent properties.