



Proposal: Single Storey Dwelling House with detached outbuilding (Shed)

Location: 87 Lachlan Street, Koorawatha

Applicant: Andrew Carnegie-Smith C/o PPlan

Date: 13 March 2024



Statement of Environmental Effects

1.0 REPORT SUMMARY

1.1 Proposal

Proposal:	Single storey dwelling house with detached outbuilding (Shed) as shown on the attached plans.
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1.2 Site Details

Address:	87 Lachlan Street, Koorawatha
RPD:	Lot 5 Section 3 on DP758580
Site Area:	2022m ²
Easements:	No
LEP:	Hilltops Local Environmental Plan 2022
DCP:	Young Development Control Plan 2011
Zone:	RU5 - Village

1.3 Nature of Development Application

Type of Development:	Single storey dwelling house with detached outbuilding
Approval Type:	Development Permit
Proposed Use as Defined:	Dwelling House
Category of Assessment:	Permitted with Consent

1.4 Owner and Applicant Details

Applicant Name:	Andrew Carnegie-Smith
Owner:	Andrew Carnegie-Smith
Contact Name:	PPLAN – Jeremy Hopkins
Phone:	07 3707 6675
Email:	town.planning@pplan.com.au

2.1 Aerial Photos



Site Locality (SixMaps)

2.2 Site Details

The subject site is located on the northwest intersection of Lachlan street and Cowra Street, with a street frontage to Lachlan street of 40.235m, frontage to Cowra Street of 50.29m and a total area of 2022m². The site is currently vacant and is surrounded by residential dwellings located within the Village Zone to the northeast and northwest and undeveloped land to the southwest. The Olympic Highway is located approximately 840m to the northwest of the subject site.

2.3 Access

The site has frontage to both Cowra Street and Lachlan Street, which are unformed gravel roads. An existing gravel driveway is located with access to Cowra Street.

2.4 Vegetation

The site contains (4) existing native trees (*Schinus Molle*), which are proposed to be retained and the development located outside of the structural root zones and tree protection zones.

2.5 Topography

The subject site is reasonably flat with only a minor fall of 600mm from the Lachlan street frontage towards the northeast side boundary with an average elevation of 333.3m AHD.

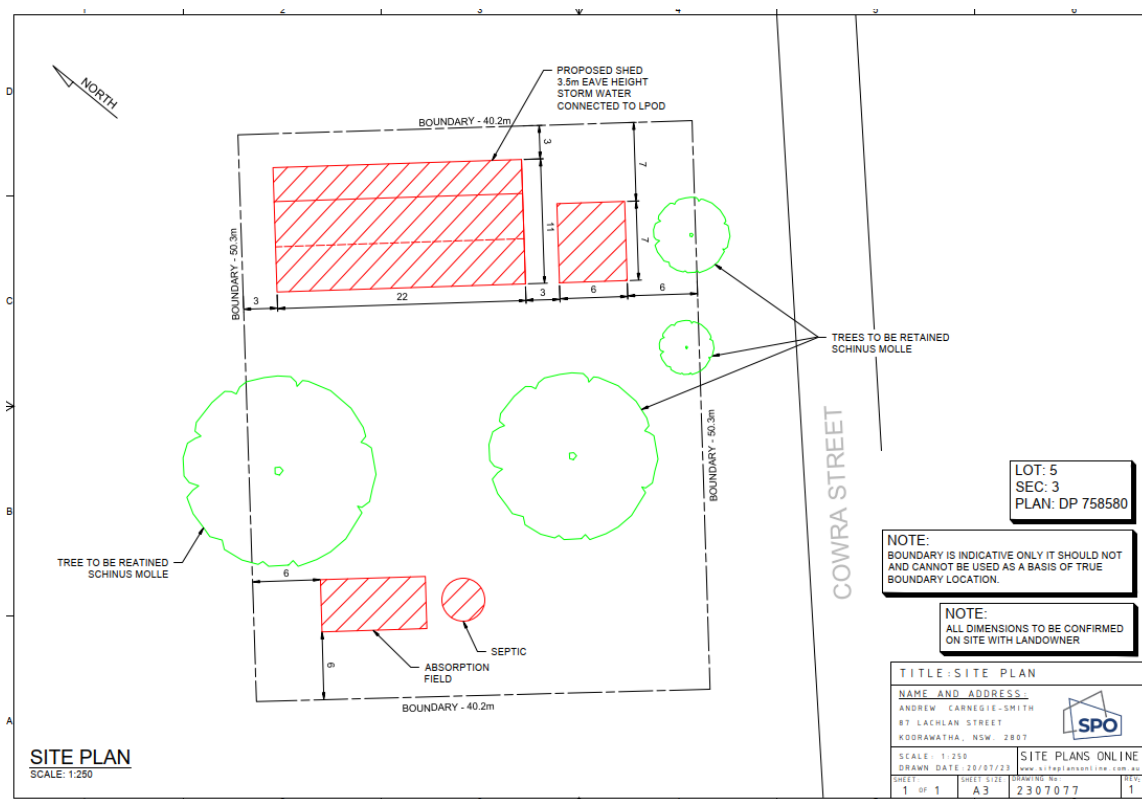
2.6 Constraints

The subject site is not identified as containing any environmental constraints.

3.1 Proposed Development

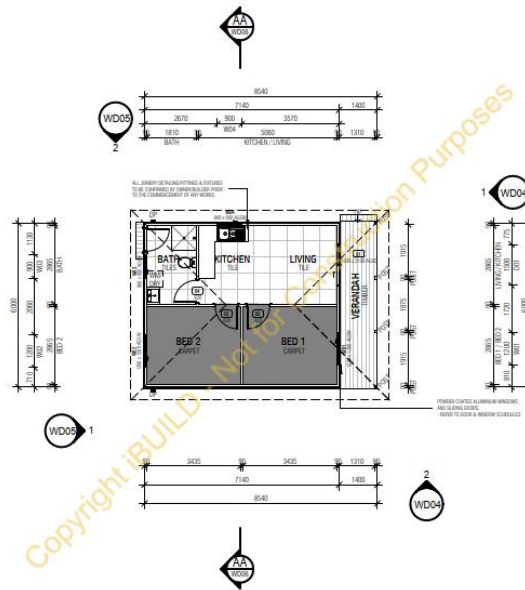
The site is located within the township of Koorawatha. A single storey detached dwelling is proposed with 2 bedrooms, open plan kitchen/living area, and bathroom. The dwelling would be set back 6m from the street frontage (Cowra Street), 7m from the northeast side boundary, and 36.3m from the Lachlan Street frontage. The dwelling would have a hipped Colorbond roof pitched at 20 degrees with a maximum height to ridgeline of approximately 4.05m. The dwelling will be clad in FC Weatherboard Cladding with powder coated aluminium framed windows.

The proposed shed would measure 22m x 11m and will be set back behind the proposed dwelling where presenting to Cowra Street with a 3m setback to the northeast side boundary and 3m setback to the northwest side boundary, and a maximum building height of 4.278m. The shed will be clad in Colorbond with a gabled roof pitched at 11 degrees as detailed in the plans accompanying the development application and shown below:



Site Plan – Source: Site Plans Online

NO.	Revision Description	DATE



PROPOSED FLOOR PLAN

General Notes:

DO NOT SCALE DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. THESE DIMENSIONS ARE TO BE USED IN CONJUNCTION WITH CHARTERED SURVEYING PRACTICES AND ALL DIMENSIONS ARE TO BE VERIFIED BY THE SURVEYOR.

CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE OFFICE OF BUILD FOR CLARIFICATION.

THESE DIMENSIONS ARE NOT INTENDED TO BE USED FOR THE DESIGN OF FOUNDATIONS, STRUCTURAL REQUIREMENTS, BUILDING PRACTICES OR CONSTRUCTION, REGULATION, AND ALL ARE SUBJECT TO THE SURVEYOR'S DISCRETION. THESE NOTES ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THE USE.

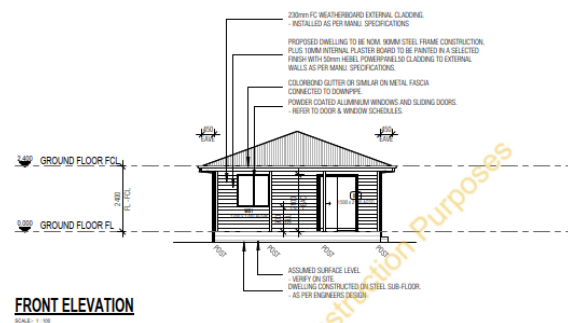
PROJECT -	PROPOSED DWELLING (PORTLAND)	JOB NO. -	ME245	DESIGNER -	i-Build	DATE -	26/01/24	DRAWING -	PROPOSED FLOOR PLAN	DESIGNED FOR -	ANDREW CARNEGIE-SMITH
ADDRESS -	87 LACHLAN ST, KOORWATHA NSW 2807	DRAWN BY -	D.P.	BUILDER -	TBC	SHEET SIZE -	A3	SCALE -	1:100	DRAWING NO. -	WD03

J&S SCHEDULE	
GROUND FLOOR	37.91m²
OVERALL	8.25m
PERCH	4.97m
TOTAL BUILT AREA:	46.16m²
	4.97 SQUARE

i-Build Building Solutions
1200/1201 Bldg
Sydney, NSW
1200/1201 Bldg
Sydney, NSW 2000
1200/1201 Bldg
Sydney, NSW 2000

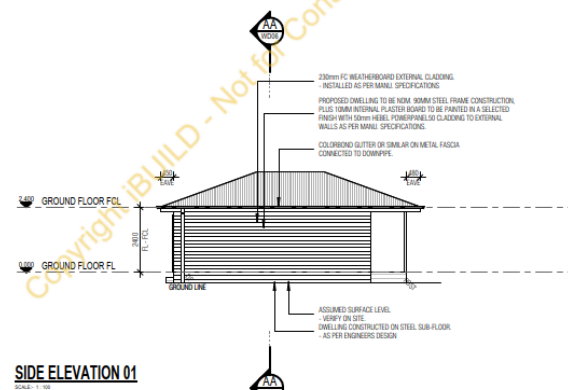
Floor Plan of Dwelling House – Source: iBuild

NO.	Revision Description	DATE



FRONT ELEVATION

SCALE: 1:100



SIDE ELEVATION 01

SCALE: 1:100

General Notes:

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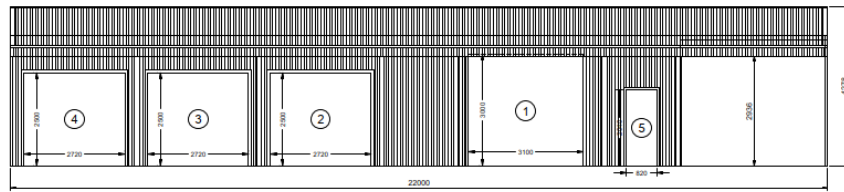
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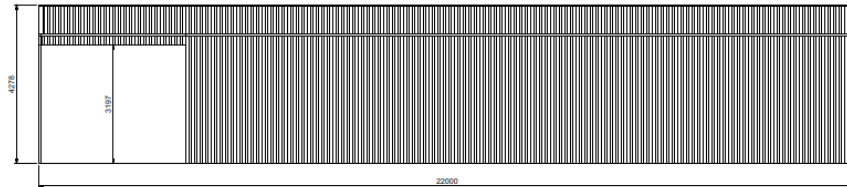
PROJECT -	PROPOSED DWELLING (PORTLAND)	JOB NO. -	ME245	DESIGNER -	i-Build	DATE -	26/01/24	DRAWING -	PROPOSED ELEVATIONS	DESIGNED FOR -	ANDREW CARNEGIE-SMITH
ADDRESS -	87 LACHLAN ST, KOORWATHA NSW 2807	DRAWN BY -	D.P.	BUILDER -	TBC	SHEET SIZE -	A3	SCALE -	1:100	DRAWING NO. -	WD04

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Sydney, NSW 2000



Elevation Plans of Dwelling House – Source: iBuild



2 LEFT ELEVATION
SCALE: 1:75



1 RIGHT ELEVATION
SCALE: 1:75

 <p>151 Smalton Orange Road, Smalton Orange, NSW, 2807 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au</p>	 <p>CIVIL & STRUCTURAL ENGINEERS (COMMERCIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING) CAMILO PINEDA MORENO Best Sheds Office 151/153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999</p>	<p>Customer Name: Andrew Carnegie-Smith Site Address: 87 Lachlan Street Kooragang Island, NSW, 2807</p>	<p>DATE: 11-08-2023 JOB NO: 3252717862 SHEET: 2 of 10</p>
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Elevation Plans of Shed – Source: Best Sheds

4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

4.2 *Any Environmental Planning Instrument*

Instruments considered directly relevant to the proposal comprise the *Hilltops Local Environmental Plan 2022*, the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, and the *State Environmental Planning Policy (Resilience and Hazards) 2021*. See section 5 of this Statement.

4.3 *Any Draft Environmental Planning Instrument*

None.

4.4 *Any Development Control Plan*

See section 6 of this Statement.

4.5 *The Environmental Planning and Assessment Regulation 2000*

No specific provisions apply.

4.6 *The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts*

The land is zoned for residential purposes (Village Zone) and is located within the established township of Koorawatha. The proposed single storey dwelling house is submitted to be consistent with the evolving built form and character of the vicinity. The proposed new dwelling complies with Section 2 of the Young Development Control Plan 2011 and warrants approval subject to relevant and reasonable conditions.

4.7 *The suitability of the Site for the Development*

The site has been developed for residential purposes. The proposal is consistent with the intended purpose, as well as the zoning of the land.

4.8 *Any Submissions*

Council will address public notification as part of the assessment of the development application. Any submissions received will be addressed based on its planning merit.

4.9 *The Public Interest*

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Young Development Control Plan 2011.

5.0 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1 *Environmental Planning and Assessment Act 1979*

A BASIX Certificate is submitted with this development application.

5.2 *State Environmental Planning Policy (Resilience and Hazards) 2021.*

Chapter 4 of SEPP (Resilience and Hazards) 2021 – Remediation of Land applies to the subject site. Chapter 4 requires a consent authority to consider the contamination status of the land and to be satisfied the land is suitable in this instance for a residential use.

The site is located within the township of Koorawatha and is a cleared lot with four (4) existing native trees (*Schinus Molle*) and is not known to have been used for any industrial and agricultural purposes within the past. Therefore, the subject site is not known to have been used for any industrial, mining, agricultural or any other uses likely to cause contamination.

5.3 Hilltops Local Environmental Plan 2022

5.3.1 Land Use Table

The land is zoned RU5 Village. The primary objectives are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.*
- *To promote and encourage development that will strengthen the character and economies of Hilltops villages.*
- *To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.*

The proposed use is defined as a dwelling house. Pursuant to the provisions of the Hilltops Local Environmental Plan 2022, a dwelling house is permitted with development consent.

5.3.2 Development Control Plan

The Young Development Control Plan 2011 is applicable to the proposed development. The following components are applicable:

- Section 2.2A Single Residential Development – See Section 6 of this Statement.
- Section 2.2B Ancillary Development to Single Residential Dwellings – See Section 6 of this Statement.
- Section 2.10 Village Development – Zone RU5 – See Section 6 of this Statement.

5.3.3 Principal Development Standards, Miscellaneous Provisions & Additional Local Provisions of the Hilltops Local Environmental Plan 2022

Provision	Compliance
Clause 4.3 – Height of Buildings	The subject site is not mapped in an area subject to a Height of Buildings requirement.
Clause 4.4 – Floor Space Ratio	No FSR is applicable to the subject site.
Clause 4.6 – Exception to Development Standards	No variations are sought to the development standards under the LEP.
Clause 5.10 – Heritage Conservation	The site is not affected.

Clause 5.11 – Bushfire Hazard Reduction	The site is not affected.
Clause 5.21 – Flood Planning	The site is not affected.
Clause 6.1 – Earthworks	The subject site is reasonably flat with only a minor fall of 600mm from the Lachlan street frontage towards the northeast side boundary. The proposed dwelling will sit on pier and posts and only a site scrape of less than 200mm is proposed for the shed. No fill will be imported to the site, and the minor excavations for the shed will not have any unreasonable adverse impact on adjoining properties, nor on waterways, drinking water catchment or environmentally sensitive areas.
Clause 6.2 – Essential Services	The LEP requires the consent authority to be satisfied that adequate services are available to the development. The site is within an existing village (Koorawatha), and Council policy requires services to be available to the site as part of any residential development. As such, adequate urban services are provided to the lot. S68 and S138 applications will be lodged for provision of a water meter, plumbing and drainage works, driveway access, and the disposal and management of sewage.

6.1 Young Development Control Plan 2011

The Young Development Control Plan 2011 is applicable to the proposed development. The relevant parts of the DCP are addressed below. Note that Section 4.3 relating to tree removal or lopping does not apply to this development as no vegetation or lopping of existing vegetation is proposed. The following components are applicable:

Response to Section 2.2A Single Residential Dwellings

	Controls	Assessment
PSR1	Cut & Fill	Complies. Only a site scape of less than 200mm is proposed for the shed and the dwelling will sit on pier and posts. No development will occur over easements or watercourse/drainage lines.
PSR2	Character of the Neighbourhood	
PSR2.1	Attractive Streetscapes	Complies. No fencing forms part of the application, and the dwelling will present to Lachlan Street.
PSR2.2	Street Setbacks	Complies. The dwelling will be set back greater than 6m from both Lachlan Street and Cowra Street. The shed will be sited behind the building line of the proposed dwelling.
PSR2.3	Side Boundary Setbacks	Complies. Side and rear setbacks for the dwelling and shed will be 3m or greater.
PSR2.4	Neighbourhood Character	Complies. The proposed dwelling and shed is submitted to be consistent with the neighbourhood character of the area, with hipped and gabled roof forms consistent with the character of the area and the use of metal roofing materials. A verandah element is proposed for the dwelling which is also consistent with the neighbourhood character of Koorawatha.
PSR3	Dwelling Height, Bulk and Form	
PSR3.1	Building Height	Complies. The dwelling will be single storey with a maximum building height of approximately 4.05m. The wall lengths for the dwelling will be less than 8m.
PSR3.2	Permeable Areas	
PSR3.3	Site Coverage and Private Open Space	Complies. The building footprint for the dwelling and shed will be well less than 60% of the site facilitating an area of greater than 40% for site permeability. Site coverage will also be well less than 40%.
PSR4	Access and Parking	
PSR4.1	Car Parking	Complies. A minimum 2 on-site car parking spaces will be provided on site.
PSR4.2	Access Driveways	Complies. The site contains an existing gravel driveway access from Cowra Street. Council to condition any requirements for the upgrade to the driveway via the development consent or section 138 application.
PSR5	Utilities and Services	

PSR5.1	Reticulated Water and Sewer Systems	Complies. The site has a water and electricity connection available, and an on-site sewage management system is proposed.
PSR5.2	Stormwater Drainage	Complies. The dwelling and outbuilding will be connected to Council's stormwater system where available.
PSR6	Vehicle and Occupant Safety	Complies.

Response to Section 2.2B Ancillary Development to Single Residential Dwellings

	Controls	Assessment
PAD1	Visual Impact	Complies. The detached shed will be set back greater than 6m from the street frontages, greater than 900mm from side boundaries and will be clad in Colorbond reflecting existing outbuildings within the vicinity.

Response to Section 2.10 Village Development – Zone RU5

	Controls	Assessment
PV1	Building Placement, Scale and Form	Complies. The proposed dwelling will be single storey and set back 36.3m from the Lachlan street frontage and greater than 4m from the side boundaries. No fibrous cement and metal cladding is proposed for the dwelling walls.
PV2	Commercial or Industrial Developments	N/A No commercial or industrial uses are proposed.
PV3	Non Reticulated Water or Sewer Areas	Complies. The site is located in a unsewered area and a on-site sewage management system is proposed.

6.2 Notification and Public Participation

The proposed single storey dwelling and detached outbuilding may be publicly notified at Council's requirement however it complies with the requirements of the Young Development Control Plan 2011 and would not result in any off-site amenity impacts.

7.0 CONCLUSION

Approval is being sought for the construction of a single storey detached dwelling and shed at 87 Lachlan Streer Koorawatha. The proposed dwelling will contain 2 bedrooms, open plan kitchen/living area, and bathroom. A detached shed is also proposed.

The proposed dwelling is an appropriate development for a residential site which is relatively unconstrained by slope or vegetation. It is not considered that the proposed dwelling would result in adverse effects on the natural environment.

The dwelling design meets the objectives of Council's controls for a residential and village zoned dwellings. The dwelling is of a contemporary design which is consistent with the standard of architecture anticipated within area and will complement the neighbourhood character of Koorawatha

The proposed dwelling and outbuilding is fully compliant with the requirements of Council's Development Control Plan, particularly Section 2, and it is therefore respectfully requested that the development be approved.



PPLAN

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