

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR:

Multi-dwelling residential development at

149 Nasmyth Street, Young. NSW 2594

HILLTOPS COUNCIL (Young)

LOT 4 SEC 30 DP 759144

Land Zone M1

Site area is 1011 sqm.

INTRODUCTION

This Development Application is for four x 2 storey town houses. Each dwelling consisting of an open plan kitchen, dining and living room, 4 bedrooms, laundry and bathroom and a two car garage. There are no existing buildings on the site.

A. Site and context suitability

The site is about 100 M. from the main street of Young. The site area is 1011 sqm.

The floor area of the proposed 2 storey dwellings is 738 M2. including ground floor, first floor and garages.

Site coverage is 436 sqm or 43% of the site area

The ground falls from the North boundary down to the South boundary 1.0 M.

The site is located within a flood zone. The site will be filled at the Northern side so the floor level is above the flood level.

The site is subject to flooding. There are no areas biodiversity.

The proposed dwellings are set back 3.0 M. from the Northern boundary, 3.1 M. from the Western boundary and 6.9 M from the Eastern boundary.

Vehicle access and pedestrian access is from Nasmyth Street.

Public transport, shops, community and recreational facilities are nearby in the township.

Adjoining properties are of a similar lot size and M1 zone.

The proposed use is compatible with the M1 zone.

B. Present and previous use

The site is currently vacant land. The site will be used wholly for residential use.

C. Development Standards

Hilltops Local Environmental Plan 2022

Part 2 Permitted or prohibited development

Land Use table

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To reinforce the established town centres and main streets of Boorowa, Harden, Murrumburrah and Young as the commercial centres for each town and Hilltops, including the main street role and historic character of the following streets—
 - (a) Marsden Street and Pudman Street, Boorowa,
 - (b) Neill Street, Harden,
 - (c) Albury Street, Murrumburrah,
 - (d) Boorowa Street, Young.
- To sustain robust and vibrant town centres and main streets capable of accommodating changing demands and expectations for retail, professional services, entertainment, hospitality, accommodation and permanent residential activities and services.
- To enhance the capacity of town centres and main streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.
- To create walkable, coherent and high amenity streetscapes and public spaces.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems; *Any other development not specified in item 2 or 4*

Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

Young Development Control Plan 2011

Chapter 2.3 Multi Dwelling Residential Development in M1 Mixed Use Zone

Controls

AMM1.1 The residential development is sited at the front of the site and extends to the rear of the site. There is no commercial development on the site. *Does not comply*

AAM1.2 Secluded private open space is provided for each dwelling at minimum rate of 30 sqm per dwelling and is able to contain a rectangle of 5m x 3m.

AAM1.3 Private open space adjoins private open space areas of adjoining dwellings.

AAM2.1 Screened landscaping is provided to the boundary fences of private open space and to the Southern and Eastern boundary of the site.

AAM3 The connecting door of garages will open inward to the dwelling and will be fitted a self-closing device and the door handle will be located 1500 mm above floor level.

2.3D Other Controls

- a) not applicable
- b) The site is not located in the Heritage Conservation Area
- c) Car parking and vehicle access comply with Section 4.1 of the DCP
- d) No trees will be lopped or removed.

Section 2.3 Multi Residential Development

Controls

PMD1.1 Cut and fill will be less than 1.0 M. deep

PMD1.2 There are no easements on the site.

PMD1.3 There are no natural water courses or drainage lines on the site however the site is located within the Flood Plan Area. A flood report has been prepared and accompanies this application.

PMD1.4 The property access does not encroach on street trees structures or fixtures on the road reserve.

PMD1.5 The land is not a former orchard.

AMD2.1.1 Fencing forward of the front building line is a 1.2 M. high steel picket fence

AMD2.1.2 The primary entrance door of all dwellings faces the internal driveway and can be seen from the street frontage.

AMD 2.1.3 The materials are brick veneer walls at ground floor level, fibre cement weatherboard walls at first floor level and corrugated steel roofing with a light colorbond finish. There are not large areas of glass or other reflective materials.

AMD 2.1.4 Landscaping to the street frontage will include low water use grass and shrubs

AMD 2.1.5 The driveway is not fenced.

AMD 2.2 Public access to each dwelling is clearly defined from Nasmyth Street and there are a letterboxes and the shared driveway providing access to the dwellings

AMD2.3.1 The dwellings are set back 4.3 M. from the primary street boundary, Nasmyth Street, the South boundary, which is established by a line between the setbacks of buildings on the East and West side of the site. The house on the West side of the site is setback 5.0 M from the front boundary and shop on the East side of the site is located on the front boundary.

AMD2.3.2 The garages indirectly address Nasmyth Street from the shared driveway and do not project in front of other parts of the dwellings.

AMD2.4.1

1. The ground floor level of the dwellings are set back 3.1 M from the West side boundary, 6.9 M. from the East side boundary and 3.0 M from the Northern boundary which faces a lane.
2. The two storey part of the dwellings have the upper level setback from the West side boundary 3.7 M. and 5.0 M from the Southern boundary

AMD2.4.2 Not applicable

AMD3.1.1 The dwellings are two storeys above natural ground level. Height to the eaves is 5.4 M and height to the roof ridge is 7.3 M.

AMD3.1.2 Front and rear wall lengths exceed 8.0 M. and include offsets and windows and door openings. Side walls exceed 8.0 M in length and include window openings.

AMD3.2.1 Permeable areas are 238 sqm 23% of the site area.

AMD3.2.2 The area forward of the front building setback is 82 sqm, occupied by 25 sqm of concrete driveway or 30% of the total area.

AMD3.2.3 The site coverage is 436 sqm or 43 % of the site area.

AMD 3.3.1 Private open space is provide for each new dwelling in accordance with Chapter 2.3 Multi Dwelling Residential Development in M1 Mixed Use Zone

AMD3.4 Not applicable

AMD4.1.1 Car parking is provided, 2 car space within a garage for each 4 bedroom dwelling.

AMD4.1.2 Two car garage are 6.0 M wide x 6.0 M long.

One visitor car space is provided on site.

AMD4.1.3 Not applicable

AMD4.1.4 Visitor parking is provided and identified by directional signs and line marking

AMD4.1.5 The driveway on site shall be paved with concrete

AMD4.2.1 The width of the internal driveway serving the garages is 6.0 M.

AMD4.3.1 The dwellings are served by a shared driveway from the Nasmyth Street. Vehicles enter and leave the site in the forward direction.

AMD 4.4.1 Vehicle access is provided by a single kerb crossing. A new concrete driveway will be built from the kerb crossing to the site boundary.

AMD 4.5.1 The access driveway is 6.0 M in width at the property boundary.

AMD 4.5.3 The access driveway from the road edge to the property boundary shall be constructed in accordance with Council guidelines.

AMD4.5.4 As noted above

AMD4.6 There is no concrete footpath along Nasmyth Street. No footpath will be provided in keeping with the neighbourhood street scape.

AMD4.7 A new kerb and crossing and guttering will be constructed to Council standards on Nasmyth Street.

AMD5.1.1 Reticulated water is connected to the site.

AMD5.1.2 Reticulated sewer service is connected to the site

AMD 5.2.1 Stormwater from the roof will be collected in a common rainwater tank.

Overflow from the tanks will drain to Councils existing stormwater drainage system.

Stormwater falling over the open space will be absorbed into the ground.

AMD5.2.2 Roof and surface water drainage from the 4 dwellings have be designed to provide for conveyance of theses flows per AS3500.

AMD6.1 AMD6.2 AMD 6.3 Letter boxes will be provided for each dwelling on the Nasmyth Street boundary

AMD6.4 Cloths drying facilities are provided outdoors for each dwelling in the form of a folding cloths line attached to the side of the house. The drying areas are set well back from the front of the dwellings and are not within the minimum area for private space.

AMD6.5 A Garbage bin storage is provided in a screened area at the front of the site, accessible to the street. 4 x 80 litre bins will be provided or the number as required by Councils Waste collection service.

AMD7 Garage doors open inward to the living area and are fitted with a self-closing device and the door handle will be located 1500 mm above floor level.

D. Design Guidelines

The dwelling design makes use of similar building materials, massing and roof forms as seen in the area. A small front entry porch and gables are features seen on many existing dwellings.

Setbacks and fence styles respect the existing local context

E. Operation and Management

The house will be used for residential occupation.

F. Access and traffic

The site has a road access from Nasmyth Street. There is parking on site for 8 cars and one visitor parking space. Nasmyth Streets are quiet suburban street and does not have a lot of traffic.

G. General Accessibility

The dwellings provide easy access to the street for a person with a disability. The ground floor entry is 150 mm above driveway level in front of each dwelling.

H. Environmental Issues

Air and noise

The residential use proposed will not generate noise or air pollution.

The construction stage will generate some noise from light excavation machinery used during the excavation stage and building stages as would be normally expected with the building process.

Soils and Water

The proposed work will have little or no impact on the soils and water.

The development will have no impact on existing surface water or ground water conditions. Surface water will be absorbed through the permeable areas on site.

Flora and Fauna

No trees will be removed in the course of this development.

The development has minimal impact on existing flora and fauna.

Waste management

Domestic waste will be picked up by Councils Waste disposal service.

I. Water and Sewer

The site is connected to mains water supply and sewer system. The main sewer line and water mains run along the Nasmyth Street and there is a sewer line in lane at the rear of the site. A common rainwater tank will be installed to service all dwellings with a storage capacity for 8,000 L. The tank water will be connected to at least one toilet, the laundry washing machine tap and one outdoor tap in each residence.

All taps, shower heads and toilets will comply with the BASIX Certificate.

J. Privacy, views and sunlight

The proposed development will have no adverse impact on the privacy, views and sunlight of adjoining properties.

Shadow diagrams are included with this application

Visual Privacy

The proposed development does not overlook private outdoor space of properties nearby.

Acoustic Privacy

The proposed development does not impact on the acoustic privacy of any properties nearby.

Views

The proposed development does not impact on the views of any properties nearby.

Sunlight

The proposed development does not impact on sunlight or shadows cast on any properties nearby.

K. Drainage

Rainwater from the roof of the house will drain into a rain water tanks. Overflow from the rainwater tanks will discharge to Councils stormwater collection system.

The proposed building works will not create significant erosion or sediment run off.

Shallow cut and fill of about 500-1000mm. is proposed.

All the earthen excavated material will be retained on site.

Measures will be taken by the builder to ensure sediment run off is trapped and does not enter Councils storm water drainage system or the natural water courses or neighbours properties.

L. Heritage

There are no heritage items on the site or nearby the site.

M. Environmental Sustainability

Energy and Ventilation

The proposed design has living areas on the West side of the houses. The open plan living area has natural ventilation provided by doors and windows. All bedrooms and bathrooms have natural ventilation through windows.

Sun Control

Eaves on all sides of the house are 450 mm deep. All new glazing and window shading devices will comply with the BASIX certificate requirements.

Insulation

Insulation is provided to all walls and ceilings as required by the BASIX certificate.

Natural Ventilation

Windows and doors provide adequate cross ventilation throughout the house.

Heating Cooling and Lighting

Heating and cooling is provided by reverse cycle air conditioning throughout.

All light fittings will be fitted with L.E.D. or fluorescent lamps as required by the BASIX Certificate.

Cloths drying

An outdoor cloths drying area is provided for each dwelling.

Water heating

An Electric Heat Pump water heater will be installed to provide hot water to the kitchen, bathrooms and laundry for each dwelling.

N. Waste

Building waste will be minimised as much as possible and waste materials will be sorted and disposed of at a waste processing and recycling facility.

O. Site Management

The construction site will be secured with barrier fencing to restrict public access. No hoardings are required. There is adequate site area for site amenities, storage of building materials and equipment, bulk waste containers and material stock piles. Builder's vehicles access the site from Nasmyth Street.

CONCLUSION

The proposed development has an extremely low impact on the environment and adjoining properties.

There are no adverse impacts resulting from the proposed development

The residential use is entirely compatible with the adjoining residential properties and the M1 zoning.

The proposed development complies with the Young Development Control Plan 2011 for multi-dwelling residential development and the Hilltops Local Environmental Plan 2022