

Statement of Environmental Effects

Proposed alterations + additions @ 2 Whitehead Street, Khancoban



Executive Summary

A Statement of Environmental Effects (SEE) to accompany a Development Application (DA) seeking approval for the alterations and additions to an existing dwelling located at 2 Whitehead Street, Khancoban.

This SEE addresses the appropriate heads of consideration under the Environmental Planning and Assessment Act 1979. The SEE also details the manner in which the proposed development complies with the relevant state and local planning requirements including the Tumbarumba Local Environment Plan 2010. It outlines requested variations to the Snowy Valleys Development Control Plan, which are appropriate. This statement identifies that the proposed development is a suitable outcome for the site and the locality, and accordingly approval of the development application is sought.

1. Development Proposal

Alterations and additions to the existing dwelling include an attached garage + storage area to the North of the existing dwelling, extension of the existing bedroom areas and living areas. Ancillary additions including a roof structure over the existing deck area and an open brick fireplace to service the existing deck area. Some minor alterations to windows and new cladding and brickwork are also proposed, as well as a new conc. driveway. Demolition work includes the removal of the existing carport structure, the existing Western wall of the bedroom areas, Eastern and Northern walls/roof and floor structures of the existing living areas. and all windows/external doors and existing fibro cladding and metal roof sheeting.

2. Subject Site

The subject land is identified as Lot 1 DP 838394, 2 Whitehead Street, Khancoban and has a site area of 1252m² with a slightly irregular shape as demonstrated in the aerial image below (*source sixmaps*)



The site has a moderate fall NE-SW towards the gully at the rear of the site. Existing structures and vegetation include a 3-bedroom, clad dwelling with attached carport and deck, and a few mature trees.

3. Surrounding Development

NW and SW boundaries adjoin existing residential properties. The SW boundary adjoins a reserve and the NE boundary faces Whitehead Street. The further surrounding development is identified as residential in nature based off a desktop assessment.

4. State and Regional Planning Framework

The proposal is accompanied by a BASIX certificate as per the SEPP (Building Sustainability Index: BASIX) 2004

5. Tumbarumba Local Environmental Plan 2010

5.1 Land Use Zoning

The subject site is zoned RU5 – Village pursuant to Tumbarumba Local Environmental Plan (TLEP) 2010

5.2 Land Use Table and Zone Objectives

The objectives of the RU5 – Village zone are:

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure development is undertaken in a manner that minimises impacts on adjoining properties.

2 Permitted without consent

Building identification signs; Home occupations; Public administration buildings

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; 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; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cellar door premises; Charter or tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage

establishments; Helipads; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Open cut mining; Restricted premises; Rural workers' dwellings; Sex services premises; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities

6. Snowy Valleys Development Control Plan (DCP) 2024

The following controls from the SVC DCP have been deemed applicable to the development:

6.1 Variations

4.5.2 Building Setbacks

3.2.1 Vehicle Access Standards

Complies - Existing crossover is from Whitehead St for safe vehicle access to and from the property providing adequate site distances in each direction.

3.2.3 Car Parking

Complies - Sufficient on-site carparking is provided in the development with the addition of the 2-car garage as well as provisions for extra parking on concrete apron in front of garage door.

3.2.4 Construction over Council Land and Services

The proposal does not include any construction near or over council land or services

3.2.5 Contaminated Land

The land is not identified as contaminated

3.2.6 Cut and Fill

The proposal does not include any cut or fill exceeding 1.0m in height. Minor cut required in front of new garage area (max. 350mm) to be shaped and battered down for new concrete driveway access.

3.2.7 Demolition

Demolition is proposed for part of the existing dwelling and ancillary structures. All work is to be carried out by a suitably qualified person and to AS2601-2001

3.2.8 Development Near Electrical Easements

The proposed development is not located near existing electrical easements.

3.2.9 Erosion and Sediment Control

Appropriate sediment control measures are to be put in place and maintained during construction.

3.2.10 Flooding

The property is not identified as being subjected to flooding.

3.2.11 Heritage

The property is not identified as having any Heritage significance.

3.2.12 Landscaping

Indicative landscaping is illustrated on the accompanying plans to help enhance visual character and soften the built development.

3.2.13 On-Site Waste Water Management

No on-site waste water management proposed.

3.2.14 Provision of Services

Existing services to dwelling are adequate for servicing the proposed alterations and additions.

3.2.15 Retaining Walls

No retaining walls are proposed in the development.

3.2.16 Safer by Design

Complies

3.2.17 Stormwater/Roof water management

Stormwater from new roofs will be directed to gully at rear of residence as per existing.

3.2.15 Retaining Walls

No retaining walls are proposed in the development.

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No retaining walls are proposed in the development.

4.5.1 Building Design

The proposed development is a big improvement to the existing conditions of the dwelling – The alterations and additions will enhance visual interest and street appeal.

4.5.2 Building Setbacks - General

Building is set back 6m from tapered boundary along Whitehead St to new living area wall – garage is setback behind this line.

4.5.3 Car Parking

Complies

4.5.4 Carports and Garages

Addressed above as a variation

4.5.5 Fencing

No fencing proposed in development

4.5.6 Landscaping

Addressed above in 3.2.12

4.5.7 Private Open Space

Not applicable (existing dwelling already meets requirement)

4.5.8 Retaining Walls

Addressed above in 3.2.15

4.5.9 Privacy

Complies – Privacy to adjoining blocks in maintained in proposal

4.5.10 Services

Addressed above in 3.2.13 and 3.2.14

4.5.11 Stormwater Management

Addressed above in 3.2.17

7. Conclusion

The Development Application (DA) seeks consent for the alterations and additions to the existing dwelling located at 2 Whitehead Street, Khancoban.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable Environmental Planning Instruments and will result in a positive development outcome in terms of social, environmental and economic impacts.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning perspective and is in the public interest. The proposed development warrants approval by council on a merits-based assessment.