

# STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 21/11/2024

**Property Owner: Daniel & Merinda Nash**

**Address: 2729 Braidwood Road Lake Bathurst (9/-/DP1234293)**

**Proposed Structure and Size: Detached Steel Framed Dwelling (252m<sup>2</sup>) & Retaining Wall**



*Image 1: Current Site Image*

## Current Use

1. **Zoning:** RU5 Village
2. **Land Size:** 1,484m<sup>2</sup>
3. **Land Use:** Residential

## Building details

1. The development is proposed under the Building Code of Australia as Class **1**.
2. The development will involve the construction of Steel Portal Frame Dwelling **252 m<sup>2</sup>** in size (Total Roof).

3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
5. Stormwater from the roof will connect to **the two 10,000 Litre Rainwater Tank**.
6. The discharge point **will be to the natural watercourse**.
7. The lowest eave height will be **6** m from the finished floor level.
8. The apex height of the structure (from finished floor level) will be **6.875** m.
9. The roof will be cladded in **Corrugated** roof cladding.
10. The walls will be cladded in **Corrugated** wall cladding.
11. The building will not be dominant in visual appearance.

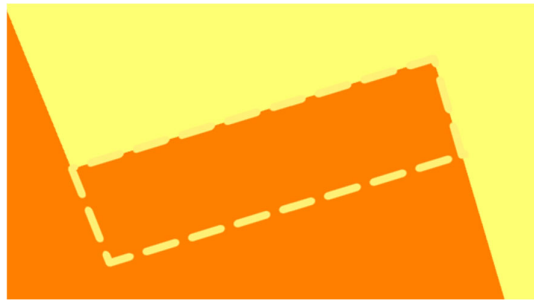
#### Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
  - a. **No** cut is required.
  - b. **0.6m** fill is required to be retained in the proposed retaining wall.
  - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
  - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
  - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **No** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback **10** m behind the front boundary.
7. Proposed is setback **1.5** m from the nearest side boundary.
8. Proposed is setback **36.05** m from the rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS AS 3500.
11. The proposed structure is NOT a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

#### Planning layers

##### a. Hazard

- i. **Bushfire** The property **IS** within a **Bush fire** prone zone. *(see below bush fire prone map):*
  - Bushfire prone land Category - Vegetation Category 3
  - Guideline - v5b
  - i. The Proposed Building is more than 10.0m away from any habitable dwellings.
  - ii. The Proposed to be built from non-combustible materials



II. **Flood.** The proposed development is **NOT** in a Flood prone land.

**b. Protection**

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development **IS** affected by **Terrestrial Biodiversity** defined land and is near a **Terrestrial Biodiversity** defined area. (see below *Biodiversity Values map*):
  - a) The proposed development has no adverse impact on the condition, ecological value and significance of the fauna and flora on the land.
  - b) The proposed development is designed, sited, and will be managed to avoid any significant adverse environmental impact.








**c. Mines Subsidence**

- I. The proposed development is NOT within a Mines Subsidence affected area.

**Development Control Plan Compliance and Variations**

DCP Item	Compliant	Non-Compliant
<b>Goulburn Mulwaree Development Control Plan 2007</b>		
<b>4 Principal development controls – urban Residential development</b>		
<b>4.1.1. Site planning, bulk, scale and density</b>		
Ensure the site layout integrates with the surrounding environment through: <ul style="list-style-type: none"> <li>adequate pedestrian, cycle and vehicle links to street and open space networks;</li> <li>buildings facing streets and public open spaces;</li> <li>building, streetscape and landscape design relating to the site topography and the surrounding neighbourhood character.</li> </ul>	✓	
<b>DCP:</b> RU5 Village – 700m <sup>2</sup> per dwelling unit.		
<b>Proposed:</b> 1 dwelling is the site. Based on this ratio, 2 dwellings are allowed.		

<p><b>4.1.4 Cut and Fill</b></p> <p><b>DCP:</b> Earthworks shall be undertaken to a maximum of 600mm excavation or fill from the natural surface level of the property. Council will assess proposals for excavation or fill greater than 600mm having regard to the visual impact of the proposed earthworks. All cut and fill shall have a setback to the boundary to permit any retaining walls to be located wholly within the property boundary and to allow fencing to be installed at the boundary.</p> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• 600mm fill proposed to be contained within a retaining wall to level the development.</li> </ul>		
<p><b>4.1.6 Number of Storeys</b></p> <p><b>DCP:</b> Dwellings and multi dwellings are to have a maximum of 2 storeys outside the statutory height mapped areas</p> <p><b>LEP:</b> HOB Map – 8m.</p> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Proposed development residentially is 2 stories,</li> <li>• Total structure height is 6.882m</li> <li>• Total height of the structure including the fill is 7.667m.</li> </ul>		
<p><b>4.1.7 Solar Access</b></p> <p><b>DCP:</b> Residential buildings shall be designed to ensure that the principal living spaces of the proposed dwelling, adjoining residential buildings, and at least 50% of their private open space, have at least three hours of sunlight between 9.00am and 3.00pm on 21 June (winter solstice).</p> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Proposed structure does impact the ability for adjoining structures to obtain solar access.</li> </ul>		
<p><b>4.1.8 Privacy</b></p> <p><b>DCP:</b> Windows and balconies are not to be positioned in a location where it allows for direct views into nearby/adjoining approved habitable rooms. Balconies and second storey windows are also not to have direct views into the private open space of nearby approved residential areas unless permanent privacy elements are applied (e.g. privacy screens or high still windows).</p> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• The location of the windows do not impact neighbouring sites and their privacy. The siting of the dwelling is still setback substantially from neighbouring sites.</li> <li>• As there are large setbacks between neighbouring dwellings and existing vegetation between the nearest neighbouring dwelling, the impact of the windows on neighbouring privacy will be reduced.</li> </ul>		
<p><b>4.1.10</b></p> <p><b>DCP:</b></p> <p><b>Rear setback:</b> A minimum rear setback of 6m is required for all residential development.</p> <p><b>Side setback:</b></p>		

<p>A minimum side setback of 1m is required for all residential development, which excludes all ancillary service infrastructure such as hot water services, air-conditioning units, electrical meter boxes and the like.</p> <p><b>Front Boundary:</b></p> <ul style="list-style-type: none"> <li>• A minimum front setback of 4.5m, measured from the forward building line to the property boundary, is required for residential development.</li> <li>• A smaller front setback distance may only be considered if it is consistent with the front setback of adjacent dwellings constructing on subdivisions that predate this Development Control Plan.</li> <li>• Note: garages must be setback a further 1m from the front façade of the building in accordance with the controls contained within the next section.</li> <li>• Secondary frontages on corner allotments must be setback 3m and exclude all raised pathways, steps, parking spaces and the like.</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• <b>Rear:</b> 36.05m.</li> <li>• <b>Side:</b> 1.5m.</li> <li>• <b>Front:</b> 10m.</li> </ul>		
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