

Statement of Environmental Effects

Proposed Dwelling

7 De Salis Drive, Junee, NSW, 2663



Executive Summary

A Statement of Environmental Effects (SEE) to accompany a Development Application (DA) seeking approval for a proposed dwelling at 7 De Salis Drive, Junee, NSW, 2663.

This SEE addresses the appropriate heads of consideration under the Environmental Planning and Assessment Act 1979. The SEE also details the way the proposed development complies with the relevant state and local planning requirements including the Junee Local Environmental Plan 2012. It outlines the compliance and requests any variations applicable to the Junee Shire Council Development Control Plan, 2021 - Part C, Residential & Rural Residential Development, 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

The proposal involves the construction of a detached, two-storey dwelling with an attached garage, outdoor covered living areas, porch, and associated earthworks. The design has been developed to accommodate the specific needs of the landowner

The design of the dwelling carefully considers the privacy and functional requirements of the occupants. Separate living and cooking areas are provided for both generations, ensuring adequate personal space while maintaining the functionality of the home. The design also considers noise mitigation, air circulation, and natural light to ensure that all living spaces remain comfortable.

Privacy and separation between the ground floor and the first floor is a key element of the design. The inclusion of separate living and cooking areas ensures that the occupants can live semi-independently, while maintaining an interconnected family environment. A single laundry area is incorporated to promote shared use of common household facilities without compromising privacy.

The proposed large garage area is intended to house three or more vehicles, as well as provide secure storage for recreational items (e.g., boat and caravan), and lock-up storage for tools and equipment. The design of the garage ensures that all lock-up storage needs are met for the occupants removing any requirement for additional storage in the form of a detached shed/garden shed.

As part of the construction, some earthworks are required to prepare the site. These earthworks will be carried out in accordance with the Junee Shire DCP and best practices to minimize erosion and runoff.

This proposal for a multi-generational dwelling is designed with the environmental, functional, and aesthetic considerations of the site and the family's unique needs in mind. The design minimizes potential environmental impacts through sustainable construction, careful planning of earthworks and drainage, and the incorporation of energy-efficient features. The development will not cause significant harm to the surrounding environment, and it provides an appropriate solution to the living arrangements of the owner and their family.

2. Subject Land

The subject land is located within the Crawley Estate in Junee, identified as Lot 22/DP811541, at 7 De Salis Street, Junee, NSW 2663. The land is currently under assessment for a proposed subdivision which will result in the splitting of the block into 2 separate titles (subject to council approval). The new lot will be situated in the southeast portion of the original lot and will cover an area of approximately 4710m² - this is to be confirmed once the subdivision is approved and finalised.

The subject new lot includes an existing shed, as well as both established and young trees along Gwynne Place and its Southeast border. The block is tapered and irregular in shape with a consistent, gentle slope running diagonally from the Northwest to the Southeast corner. The land is not prone to bushfire or flooding.

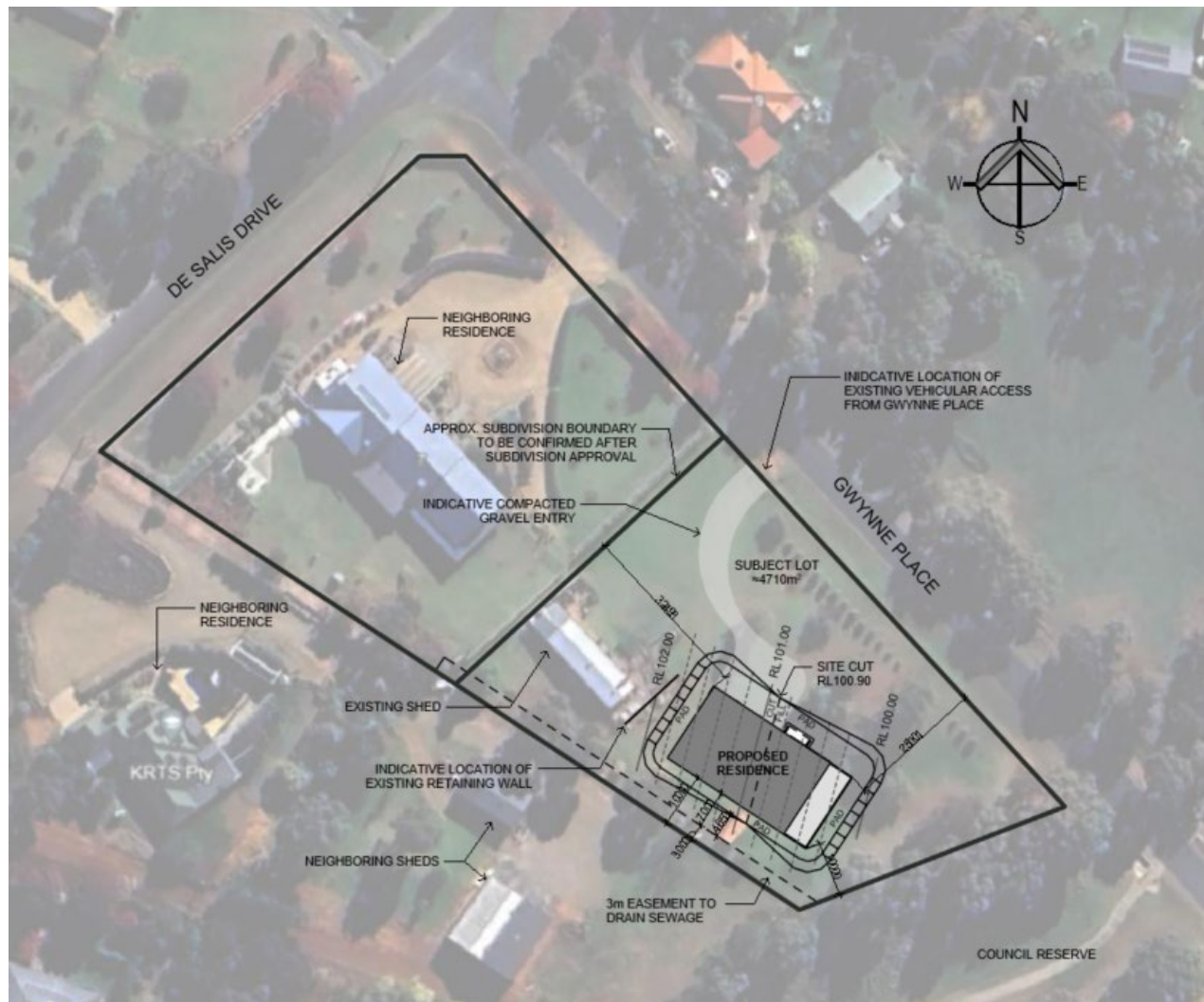


Figure 1 – Subject site

3. State and Regional Planning Framework

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

4. Surrounding Development

The surrounding land is all zoned R5 – Large Lot Residential. By desktop assessment, the established lots in the Crawley estate are similar sized blocks with large dwellings and sheds. A council reserve with a walking track and large established trees is located to the immediate Southeast of the subject lot.

5. Junee Local Environmental Plan 2012

5.1 Land Use Zoning

The subject site is zoned R5 – Large Lot Residential pursuant to Junee Local Environmental Plan (JLEP) 2012

5.2 Land Use Table

With reference to the below land use table, the development generally meets the objectives of the zone and is permitted with consent.

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. Junee Local Environmental Plan 2012 [NSW] Current version for 31 October 2019 to date (accessed 6 December 2019 at 14:08) Page 9 of 84
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To facilitate and promote an increased range of living opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.

2 Permitted without consent

- Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Group homes; Home industries; Kiosks; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roads; Roadside stalls; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Entertainment facilities; Electricity generating works; Extractive industries; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies

6. Junee Development Control Plan 2012

Part C – Residential & Rural Residential Development

C 2.1 Site Planning

Complies – The proposed dwelling and associated earthworks generally comply with the objectives of this control. The proposed dwelling is shed-like in appearance with its metal cladding, garage doors and general bulk and scale. The surrounding development consists of larger homes with larger metal clad sheds typically to the rear of these dwellings. The proposed serves as both a shed and a dwelling and is not that dissimilar to the existing large sheds built in the immediate area so therefore is considered to integrate with the surrounding built form – as demonstrated in the below images directly behind the proposed dwelling is an example of a large shed as well as a large shed next to a dwelling easily visible from the public domain at 17 Loughan Rd. The proposed is therefore not so inconsistent with reference to these examples and therefore integrates well into its surroundings.



Figure 2 – 17 Loughan Rd - large shed + dwelling example (Source: Google Street View)



Figure 3 – Neighboring shed viewed from Gwynne Place + entry to subject lot



Figure 4 – Large neighboring shed

C 2.2 Water and Energy Efficiency

Complies – The proposal is accompanied by a BASIX certificate

C2.3 Earth Works

Complies – The maximum cut and fill over the pad for the dwelling does not exceed 1200mm and is a typical battered cut/fill building pad similar to other dwellings in this area of Junee. The larger lot allows for a more gradual, landscaped batter at 3:1 in accordance with this control. No imported fill is required as all cut will be used to fill as required. Appropriate sediment control measures are to be in place during construction.

C2.4 Utilities

Complies – The residence will be appropriately serviced by all essential services as required. The dwelling has access to the councils reticulated sewer pipework that runs along the Southwest boundary of the lot. All other services – electricity, water, communications etc. are to be provided as part of the subdivision. Council to determine the requirement of a stormwater detention tank.

C2.5 Residential Waste Management

Complies – The dwelling has access to the councils reticulated sewer pipework

C2.6 Letterboxes and Street Numbering

Complies – The proposed will have a clearly located mailbox and and street number visible from the street.

C3.1 Dwelling Siting and Setbacks

Complies – Setbacks are consistent with the requirements of this control within the Crawley Estate – rear and side boundaries are setback 10m and front setback exceeds the required 20m setback.

The garage is setback further than 5m from the front boundary and therefore can be in line with the dwelling building line. The garage doors do not exceed 50% of the front elevation (garage doors = 12m total combined width, building front elevation width = 30m) Note: with reference to the DCP and garage doors, 50% of front elevation is greater than 6m.

C3.2 Site Coverage

Complies – The proposed dwelling is situated on a large lot, plenty of separation and privacy is provided for adjoining lots and neighboring dwellings. Passive solar design has been addressed in the design and siting of the dwelling with living areas situated to the North. Driveways and off street parking does not exceed 50% of the lot area.

C3.3 Height and Scale

Complies – The lot is zoned R5 and does not specifically have a height restriction imposed on it by this control, however as the proposed dwelling is two storeys and greater than 8.5m in height this development still requires justification. The building height at it's highest point measured from natural ground to the ridge will be 8.87m. The following points demonstrate how the proposed dwelling is considered to generally comply with this control:

- There are multiple large sheds in the Crawley Estate, in terms of height and scale this should be taken into consideration as the proposed shed-like dwelling is similar in bulk and scale to these and although it is a shed-like house, it generally integrates with the existing character of the area and street as further covered in C2.1.
- Visual and acoustic privacy is achieved as outlined in C3.5
- The setback of the dwelling into the block exceeds the required 20m, helping with reducing the scale and bulk of the building from the public domain.
- The existing established trees on the lot help to hinder the public view of the residence from Gwynne Place and the council reserve walking track.
- Solar access is not an issue for any neighboring dwellings as there are no dwellings located near the proposed development.

C3.4 Building Elevations

Complies – The proposed development generally complies with this control as:

- Visual interest is provided on the façade of the dwelling by the use of contrasting materials (hebel + steel), as well as articulation provided by the front porch structure and deck areas. This in conjunction with the windows (providing visual surveillance to street) and doors on the façade elevation, reduce the visual scale and bulk of the building.
- Part of the performance criteria of this control states that no side elevation shall have more than 10m as a blank wall without any articulation or windows. What would be considered as the 'garage' section of the proposed dwelling has a total width of 15m and therefore is generally not in compliance with this control. However it does provide some articulation in the form of 3 garage doors which will break up the expanse of steel wall and therefore the scale and bulk of the building, it is asked this be considered by council as an articulation feature as the wall is broken up by these 3 garage doors and again is fairly consistent with the existing large shed structures in the Crawley Estate.
- The proposed external materials have low reflectivity – Monument metal sheeting and Hebel finished in a dark grey.

C3.5 Noise and Visual Privacy

Complies – The dwelling living areas look towards Gwynne Place to the North and the council reserve to the East, with bathrooms to the Southern elevation. The proposed has does not pose any risk of overlooking/visual privacy to any adjacent properties

C3.6 Fencing - NA

No fencing proposed

C3.7 Landscaping and Private Open Space

Complies – Adequate private open space is provided for the occupants consistent with this control. Outdoor clothes drying is to be situated to the rear of dwelling and landscaping requirements will comply with the accompanying BASIX certificate.

9. Conclusion

The Development Application (DA) seeks consent for the proposed dwelling at 7 De Salis Drive, Junee, within the Crawley Estate. As outlined in the assessment, the proposal aligns with the objectives of the relevant Environmental Planning Instruments and the Development Control Plan, ensuring that it will result in a positive outcome in terms of social, environmental, and economic impacts. Additionally, it offers a thoughtful and functional solution to the living arrangements of the owner and their family.

Based on the comprehensive analysis above, it is our belief that the proposal is well-suited from a planning perspective and serves the public interest. Therefore, we recommend that the proposed development be approved by Junee Shire Council following a merits-based assessment.