

AUGUST 1, 2024

Bramwell Homes

STATEMENT OF ENVIRONMENTAL EFFECTS DUAL OCCUPANCY

Prepared by:

Bramwell Homes

Dual Occupancy

Lot 703 #17 Fairymartin Lane, Moore Creek NSW

Statement of Environmental Effects

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1. Overview

The below Statement of Environmental Effects is prepared to accompany the development application submitted for Dual Occupancy Development for the subject address: **Lot 703 #17 Fairymartin Lane, Moore Creek NSW**. The registered landowners of the subject lot and development for Ravi Chander Naidu Kasula and Shreedhara Saha

Furthermore, the application requests approval of the construction of dual occupancy under Section 141C of the Housing SEPP. Amendment SEPP introduces Part 12 to the Housing SEPP. Section 141C of the Housing SEPP now provides that development for the purposes of dual occupancies and semi-detached dwellings is permitted with consent in Zone R2 Low Density Residential.

Issues relating to traffic movements, parking, access and other, are addressed below.

1.1 Supporting and Relied Upon

- Tamworth Regional Development Control Plan 2010
- Section 141C of the Environmental Planning and Assessment Act 1979 No 203
- Architectural Plans prepared by Bramwell Homes Pty Ltd.
- Detailed survey prepared by Bath Stewart Associates

1.2 Details of Subject Lot

Identifier:	Lot 237
Street Address:	17 Fairymartin Lane, Moore Creek
Total Area of Site:	1035 m2
Zoning:	R2
Proposed Development:	Dual Occupancy including attached Single Garage and Strata Subdivision

2.0 The Proposed Development

2.1 Proximity, Context and Surrounding

The subject lot is approximately 9 km of Tamworth City Centre, surrounded by vacant lots, under-construction and established low and medium density residential developments.

2.2 Existing and Surrounding Land Use

The subject lot is described as a flat, serviced lot, cleared of all vegetation.

The surrounding land uses comprise of under-construction, vacant lots and established low and medium density residential developments.

2.3 Proposed

The Development Application prepared to accompany this statement seeks development consent to construct a Dual Occupancy.

2.4 Access to Proposed

A driveway to the road reserve parallel to Fairymartin Lane, is proposed to service the development and each dwelling, with stackable parking. An application to create new access will be formed in accordance with council guidelines for driveway construction.

2.5 Servicing

2.5.1 Water Supply

As water supply to each unit will be provided by Town Water supply and two rainwater tanks with a minimum storage capacity of 5,000 litres, an application to connect to town water supply and install a water meter will be submitted prior to construction.

2.5.2 Sewer and Stormwater

A Section 68 activities application will be submitted in conjunction with this Development Application to connect to Town Sewer and Stormwater provisions and carried out in accordance with the relevant Australian Standards.

2.5.3 Electrical and Telecommunications

Investigations show that sufficient electrical and telecommunication provisions are available to the site.

3.0 STATUTORY AND ENVIRONMENTAL CONSIDERATIONS

3.1 Environmental Planning and Assessment Act 1979 (EPAA)

Section 79C of the Environmental Planning and Assessment Act 1979 (EPAA), requires consent authorities to take into consideration, when relevant, the 'likely impacts' including the 'social and economic impacts in the locality' of a proposed development, when making their determinations. It is our opinion that this statement addresses the relevant matter of Section 79C.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EPAA), enables consent authorities (usually local councils) to levy developer contributions, as a condition of development consent, towards the cost of providing local public infrastructure and facilities because of development. These contributions will be provided and paid in accordance with the conditions for this development.

3.2 State Environment Planning Policies (SEPP)

State and local planning legislation and policies set the rules that control what development can occur. It is our opinion that the proposed development 47 Peppercross Court Moore Creek, is seen to be consistent with the aims and objectives of any relevant SEPP.

The following State Environmental Planning Policies that may be applicable to subject lands.

State Environmental Planning Policies (SEPP)	Relevance to Proposed
Hazardous & offensive Development	Not relevant
Remediation of Land	Not relevant – The subject lot is within a council recently approved subdivision considered suitable for residential development
Building Sustainability Index	A BASIX certificate for each dwelling is provided, indicating relevant compliance
Concurrences & Consent 2018	Not relevant
Exempt & complying development codes 2008	Not relevant as a Development Application is provided for council consent.
The State Environmental Planning Policy (Housing) Amendment (Dual Occupancies and Semi-detached Dwellings) 2024	Permissibility of Dual Occupancies and Semi-detached Dwellings in Zone R2

Table 1 State Environmental Planning Policies (SEPP) Table

3.3 Zoning and Land Use – Local Environment Plan (LEP)

The subject lot is zoned R2 - Low Density Residential in accordance with the provisions of the Tamworth Regional Development Control Plan 2010.

The Objectives of the Zone:

OBJECTIVES OF THE ZONE	COMMENTS
To provide for the housing needs of the community and locality.	The proposed development provides residential housing consistent with and suitable to the surrounding area.
To provide for a variety of housing types and densities.	The proposed medium density development in the form of a Class 1a and 10a development. The subject application aims to develop residential land which will provide additional housing.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposed meets the needs and services of residents. The proposal is for the development within zoning applicable for residential purposes.
To maintain the existing land use pattern of predominantly residential uses.	The proposed is consistent with the surrounding approved and constructed.

Table 2. Zoning Table

3.4 Proposed Development Permissibility

The proposed is consistent with previously approved development proposals.

3.5 Integrated Development

Integrated Development is not applicable to this proposal under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 (EPAA).

3.6 Development Control Plan (DCP)

Tamworth Regional Development Control Plan 2010 applicable to the subject land.

Table 3 below addresses the relevant development controls in accordance with Tamworth Regional Development Control Plan 2010

RELEVANT DEVELOPMENT CONTROLS	COMMENTS
Building Setbacks	Setback requirements is more than 4.5 BCS requirements are satisfied in relation to side and rear setbacks.
Building Height	The proposed dwellings do not exceed the maximum height requirements.
Solar Access	Solar access requirements are satisfied in relation to both dwellings.
Privacy	Privacy requirements are satisfied in relation to both dwellings.
Site Coverage	The proposed development achieves site coverage of 33.6% and satisfies the control.
Parking	Garage setback of 5.5 meters, to accommodate stacked parking arrangements. On street Kerb side parking is available for visitors.
Utilities	Servicing is provided for water, sewer and stormwater to accommodate the development.
Fencing	No fencing at present is on the subject lot. 1.8-metre-high fences are proposed to be constructed along the northern, eastern and western boundaries. It is further intended to construct of a 1.8m high 'Colourbond' fence between dwellings 1&2 to provide backyard privacy.
Access	Please refer to 2.4
Ridgelines	The proposed development is deemed to satisfy this requirement.
Slope	The subject site features minimal slope.
Water Tanks	It is proposed two x 5000L standalone slim-line water tanks Rhe provided BASIX Certificate is relevant to this control and is satisfied.
Landscaping	Landscape items are provided on the Site plan of the Architectural Plans provided with this application.
Private Open Space	Private open space (POS) has provided in accordance with the DCP in relation to its position relative to the dwelling for solar access.
Storage	Adequate storage has been provided to each dwelling in accordance with the DCP.
Facilities	Letterboxes will be provided at the front property boundary in accordance with Australia Post requirements.
Future Subdivision	The development will be subdivided, we have included our intention to Strata title this subdivision in our application description.
Water Sensitive Essentials (WSE)	The following 2 WSE will be provided: <ul style="list-style-type: none"> - Rainwater tank(s) with a volume of not less than 10,000L (5,000L per unit). - Water efficient appliances and fittings - Water Efficiency Labelling & Standards (WELS)rating with a minimum of 4 stars. o Rainwater tank(s) with a volume of

Table 3. Assessment of Relevant Development Control Plan (DCP)

3.7 Environmental Considerations of Proposed Development

3.7.1 Impact on Soil

We do not believe this proposal will generate a negative impact on soil.

3.7.2 Natural Hazards and Contamination

The site is not known to be contaminated.

The proposed is not considered to have any significant impact to Natural Hazards.

3.7.3 Heritage Significance

There are no known items of environmental or cultural heritage situated on the subject lot.

3.7.4 Visual and Acoustic Impacts

We do not believe this development will have any visual or acoustic impact.

3.7.5 Social and Economic Impacts

There is no evidence to suggest that the proposal will have a negative impact on the social and economic surrounds.

3.7.6 Conflicts of Land Use

The subject lot benefits R2. The proposal includes the construction of the dwelling over these zones as previous granted consents for the neighbouring properties have facilitated.

Bree Cullen,

Bramwell Homes Pty Ltd