

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED MULTI DWELLING DEVELOPMENT
FOR



APPLICANT: BAINBRIDGE BUILT PTY LTD

ADDRESS:

27 HERCULES STREET, TAMWORTH NSW 2340



Proposal:

The applicant is seeking development approval for a multi dwelling development, including two new dwellings, and one existing dwelling

Site Location:



Figure 1: Site location - Six Maps

27 Hercules Street is located in West Tamworth , in an established residential area. The site is approximately 1.8km from the CBD, and approximately 3.9km from the Tamworth Base Hospital. The site is closely situated to Bridge Street

Site Details

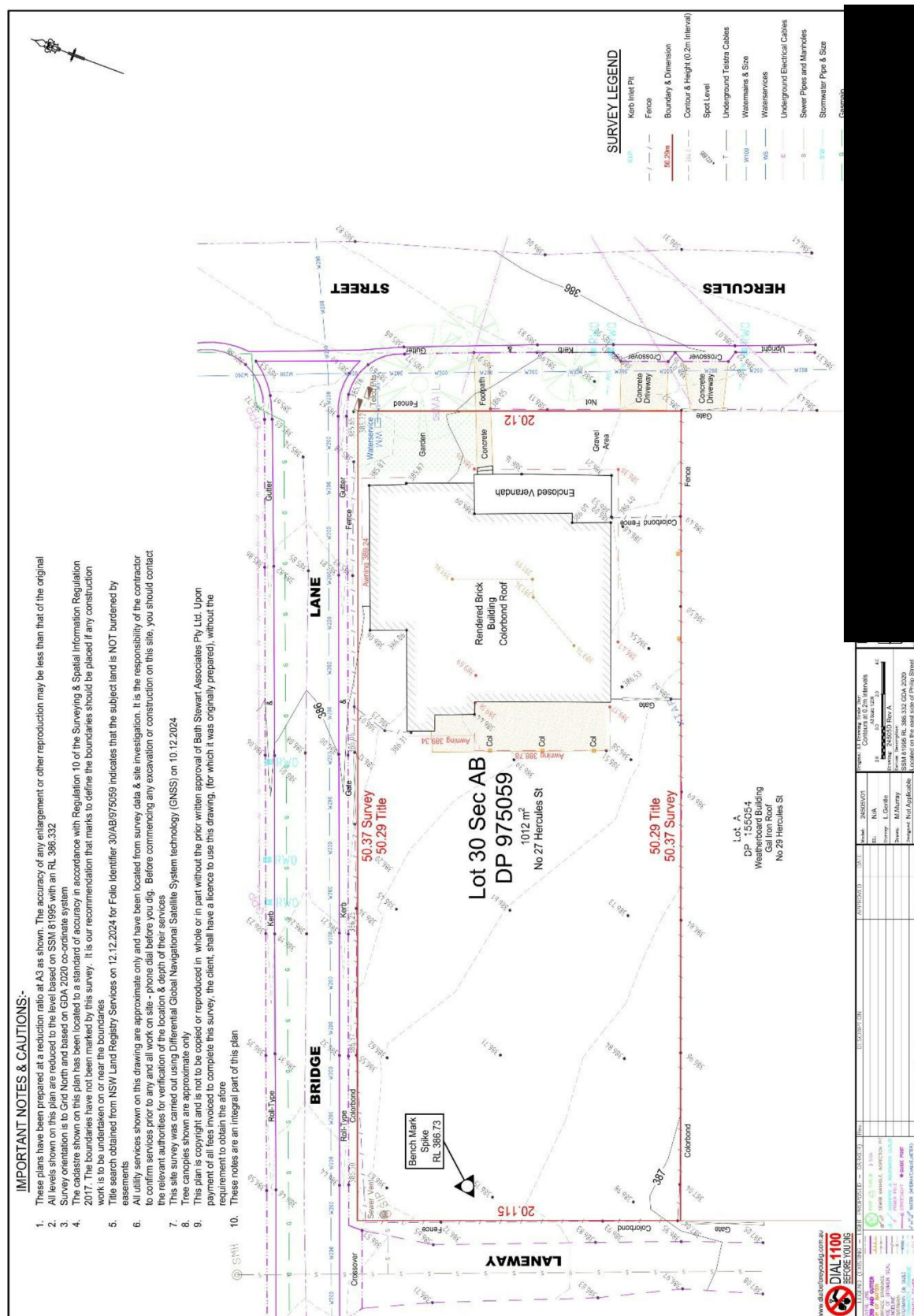


Figure 2: Bath Stewart Associates: Survey Plan.

Site & Property Description

Lot 30

Section AB

DP 975059

Total site area = 1012m²

Zone: R1 General Residential

Existing Structures

One small residential dwelling to the Eastern side of the site

Surrounding Neighbourhood

The subject land is in a well-established residential area of West Tamworth, along with Zoning MU1 buildings directly to the North of the site

Works to be undertaken

Construction of two new residential units, separated by a parti wall. Each unit will contain 2 bedrooms, two bathrooms and a single attached lock up garage. Sufficient erosion control measures will be applied during construction to protect the surrounding properties and land

Site Access

A new driveway will be constructed from the Northern boundary road. Bridge Lane.

The closest Bus stop is located South on Hercules Street, approximately 2000m from the property.

Services

The site is serviced by Electricity and Water from the boundary frontage. Sewer is connected at the rear of the site, into the sewer main running along the laneway . Roof Stormwater from the proposed units will be collected into 2 x 5000ltr rainwater tank, and the overflow connected to council's stormwater drainage system.

Waste Collection

The occupants intend to apply for standard council garbage/waste collection once an occupancy certificate has been issued

Present and Previous use of Land

Residential and motor vehicle storage

Heritage

There is no heritage listed building located on the site.

Natural Hazards

1. Flooding

The land has not been identified as Flood affected land

2. Bushfire

The land has not been identified as Bushfire Zone

Flora & Fauna

There is minimal flora and fauna coverage on the lot. The proposed development will seek to increase the existing lawn areas to the rear of the site, in alignment with the current DCP controls

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

refer to BASIX certificates accompanying the plan set

Tamworth Regional Local Environmental Plan 2010

Zone R1 General Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home-based child care; Home occupations; Moorings; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Pubs; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

The proposal is permitted with consent and will provide for the housing needs of the community with a varying density within the residential area

	REQUIRED	UNIT 1	UNIT 2
Building Setbacks	<p>Front 4.5m to front of building (5.5 to Garage)</p> <p>1m to side</p> <p>No concession to secondary frontage</p>	<p>Given there is no defined setback for secondary frontage, the development seeks approval for a 3.5 meter setback. This is in keeping with surrounding residential buildings, and will have no adverse effect on neighboring properties. This setback will allow for a larger space between the rear of the building (Southern Boundary) and the neighboring property – giving preference to privacy of both occupants and their neighbours</p>	<p>Given there is no defined setback for secondary frontage, the development seeks approval for a 3.5 meter setback. This is in keeping with surrounding residential buildings, and will have no adverse effect on neighboring properties. This setback will allow for a larger space between the rear of the building (Southern Boundary) and the neighboring property – giving preference to privacy of both occupants and their neighbours</p>
Density	300m2 per unit	There is no proposal of subdivision to the site. The total site area is 1012m2 will adequately meet the minimum of 300m2 for each unit	There is no proposal of subdivision to the site. The total site area is 1012m2 will adequately meet the minimum of 300m2 for each unit
Design	<p>For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.</p> <ul style="list-style-type: none"> Garage/s shall not exceed 60% of the street elevation. 	<p>The proposed unit buildings will have vehicle access from Bridge Lane, the existing dwelling will have primary vehicle access from Hercules Street</p> <p>Garage elevation of 43%</p>	<p>The proposed unit buildings will have vehicle access from Bridge Lane, the existing dwelling will have primary vehicle access from Hercules Street</p> <p>Garage elevation of 43%</p>
Building Heights	<p>Max 7.2 from round to ceiling</p> <p>Max 10m from ground to ridge</p>	<p>2.873m - Compliant</p> <p>5.924m - Compliant</p>	<p>6.2m - Compliant</p> <p>5.586m - Compliant</p>
Site Coverage	Max 75% inc hardstand area	49% - Compliant	49% - Compliant

Solar Access and Energy Efficiency	Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX and Section J of National Construction Code.	BASIX and NatHERS compliancy achieved	BASIX and NatHERS compliancy achieved
Ongoing Waste Storage	Provide suitable and sufficient waste storage facilities	A dedicated garbage storage area has been allocated to the site, having easy access to the street frontage for waste collection	A dedicated garbage storage area has been allocated to the site, having easy access to the street frontage for waste collection
Parking	Residents 1 - 2 bedrooms - Minimum 1 space per dwelling Minimum 1 off-street covered car parking space per dwelling. Visitor Minimum 1 space per 5 units or part thereof	1 x enclosed carpark 1 Visitor carpark located on Hercules Street	1 x enclosed carpark
Landscaping	Min 100m2	124m2 - Compliant	124m2 - Compliant
Private Open Space	North 35m2 4m East 50m2 4m South 60m2 4m West 45m2 4m	East 52m2 Min 4.5m	East 52m2 Min 4.5m
Utilities		Sewer connected to existing pipe located at rear Stormwater to tank, overflow connected to existing pipe located at front boundary Water supply from mains connection located along Bridge Lane Electrical supply from mains connection located on front boundary	Sewer connected to existing pipe located at rear Stormwater to tank, overflow connected to existing pipe located at front boundary Water supply from mains connection located along Bridge Lane Electrical supply from mains connection located on front boundary

		Gas supply located along Bridge Lane	Gas supply located along Bridge Lane
Storage	Must provide a minimum of 5m ³ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press	Additional free standing storage unit to be supplied on site as per site plan	Additional free standing storage unit to be supplied on site as per site plan
Facilities	Letterboxes to be provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Owners Corporation. Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.	Mail box to be located on front boundary Clothes drying line to located at the side of the building	Mail box to be located on front boundary Clothes drying line to located at the side of the building
Water Tanks	Water storage tanks are to be located below ground or behind the buildings in the development	5000 ltr rainwater tank located behind the front elevation of the proposed building	5000 ltr rainwater tank located behind the front elevation of the proposed building