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Statement of Environmental Effects

Proposed Secondary Dwelling 58 Main Street Cundletown

Disclaimer

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The Proposal

The Proposed development consists of the Demolishion of a small back yard shed & the construction of a new single storey ,2-bedroom, Secondary Dwelling with attached Alfresco & Carport.

Demolition

All removed Metal roofing to be sold for reuse or take to an accredited scrap metal facility for recycling.

Any asbestos sheeting is to be removed by a properly licenced asbestos removal contractor.

All reusable demolished timber to be taken to a building recycle centre.

Remaining Concrete slab is to broken up using a small excavator & removed from the site to an accredited Waste management facility to be recycled or used as rough fill. Any dust generated by the removal of concrete will be control with water sprays where possible.

The Site.

The subject property is legally described as Lot B DP159697, 58 Main Street Cundletown

Lot Size 613m2



LEP

**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 occupations

**3**   **Permitted with consent**

Advertising structures; Attached dwellings; Backpackers’ accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

**4**   **Prohibited**

Any development not specified in item 2 or 3

Result

Secondary Dwellings are permitted in this zone.

Greater Taree DCP Assessment Part H Residential Development requirements.

Objectives

o Provide unique dwelling types that satisfy a social need;

o Contribute to the availability of affordable housing;

o Promote innovative housing solutions that are compatible with the surrounding residential environment.

Result

The Proposed dwelling will contribute to the availability of affordable housing.

H2 Primary Residential Requirements

**H2.1 Site Coverage**

The proposed secondary dwelling will be 107.8m2 in total & the existing residence & outbuildings have a footprint of 132m2 a total of 239m2. The proposed development & existing dwelling will cover 39% of the total site area. Less the allowable 60% site coverage.

**H2.2 Set Backs**

The proposed Front, Rear & side boundary setbacks are all within the guidelines for residential housing in R1 zones.

The Front boundary set back is 35.3m. The minimum is 5m

Side boundary setback is 0.9m & 1.55. The minimum is 0.9m

Rear boundary setback 2.5m. The minimum is 0.9m

**H2.3 Height**

The proposed dwelling will have a maximum Ridge height of 4.2m above natural ground level, well below the allowable 8.5m set down for this area.

**H2.4 Carparking & Driveway Access**

 The existing Dwelling has a driveway & carport Accessed from Main street Cundletown. The proposed Secondary dwelling will be accessed from a laneway at the rear of the property where the existing shed that is to be demolished was previously accessed from.

**H2.5 Private Open Space**.

The new secondary dwelling will Split the back yard space with the existing dwelling, leaving the existing dwelling with 200m2 of private open space & the proposed secondary dwelling with 88m2.

**H2.6 Solar Access & Overshadowing.**

The Proposed New Secondary dwelling will have 88m2 of private open space on the Northern side of the dwelling giving god access to direct sunlight all year round.. The Proposed Dwelling has been designed with a concrete floor close to ground level & a low pitched roof to keep any overshadowing to its absolute minimum.

**H2.7 Visual and acoustic privacy**

The proposed dwelling is 5m from the Rear boundary & 0.9m from the nearest neighbours Boundary. The concrete floor is very close to ground level so any view into the neighbour’s yard is blocked by the dividing boundary fences so will have very minimal impact on visual privacy.

 **H2.8 Views**

The Proposed Dwelling has been designed at a Minium height to prevent any loss of views from neighbouring properties.

**H2.9 Safety & Security**

The proposed dwelling will be accessed by a laneway from Queen street that is only utilised by 5 or 6 surrounding neighbours , there is no through vehicle or pedestrian traffic so unusual activity will be quickly identified..

**H3.2 Secondary dwellings**

**Explanation**

Secondary dwellings are a type of residential development commonly referred to as granny flats.

**Objectives**

o Provide unique dwelling types that satisfy a social need;

o Contribute to the availability of affordable housing;

o Promote innovative housing solutions that are compatible with the surrounding residential environment.

**Performance criteria 1.**

Secondary dwellings shall be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale. Provision must be made for clothes drying facilities in a location with adequate solar access.

Result

The Dwelling has been designed to complement the design of the existing dwelling. Clothes drying facilities will be provided with access to mid-day & afternoon sun.

**GENERAL CONTROLS**

**Neighbourhood amenity and streetscape**

The proposed buildings design fits in with the current character of the local street scape & will contribute to the quality & identity of the area.

The area is not identified as being a heritage area.

The dwelling will maintain reasonable neighbourhood amenity, is set back behind the existing dwelling, & is modest in height & scale to minimise any overshadowing.

 **Stormwater**

A 3000L water tank is to be installed to catch as much water as possible from the roof area. The

Ground level hard stand areas have been designed small to limit any ground level run off. Overflow from the water storage tank will be diverted to the Kerb side stormwater system on Main Street.

**Accessibility**

The proposed Dwelling has safe access to the generally Quiet Lane way for both pedestrian & motor transport.

Topography

 The subject site is an existing allotment. The proposed building site sits on the Southern side of the existing dwelling. The Dwelling site has 450mm fall from the North Eastern Side to the South Western side. The site will require a small cut on the North Eastern side to remove grass cover & to allow for the depth of the waffle pod slab with the slab being thickened on the South western side to give a level floor for construction.

Vegetation

 The proposed new dwelling will not require any removal of trees.

Services

The subject site has reticulated electricity, Sewer & Water which will be utilised.

Drainage

The proposed development of this site will not increase the water runoff into adjoining sites. Roof water will be collected in a water storage tank & the overflow drained to the local kerb side stormwater system.

Waste disposal

The subject site is in councils waste collection area, which will be utilised.

Waterways

 There are no known water courses within the prosed site.

Bushfire

 The site is not identified as being bushfire prone.

Flood Prone land

 The site is not identified as being Flood prone.

Surrounding land uses.

The Site is surrounded by residential houses .

Environmental constraints

 The subject site is not Flood prone or bushfire prone. The subject site is not known to experience any form of environmental constraint related to tidal inundation, subsidence or land slip.

Suitability of Land for Development.

The proposed development is suitable for the subject property. It has minimal environmental impact & represents an acceptable form & economic use of the site. The proposed development will be consistent with the objectives of all relevant planning instruments.

Excavation

There will be a small excavation required to remove grass cover from the building envelope & to excavate the site for a reinforce concrete Raft Slab to the engineers’ specifications. There will be no Significate site cut or fill required. All spoil will remain & be utilised as fill on site.

Acid Sulfate Soil

The Site is not identified as having Acid sulfate soil.

Hazardous Material

There will be no hazardous materials use in the construction of the new dwelling.

Erosion & sediment controls

 All drainage works shall be constructed & stabilised as early as possible. Sediment traps shall be constructed around all inlet pits consisting of 300x300 deep trench. All disturbed areas shall be revegetated as soon as the relevant works are completed. All soil & Topsoil stock piles shall be located away from drainage lines & areas where water may concentrate. Filter fencing shall be constructed by stretching filter fabric between posts 3m centres & buried a min of 150mm deep along its lower edge along the downside of the building envelope & around any sand/soil stock piles.

Landscaping

 The designed planting will reflect the local character of the street scape. Consideration will be taken to the soil type, prevailing winds & the susceptibility to flooding when choosing a plant species. There are no remnant gardens or natural features to be retained. There are no existing trees to be protected during construction. The landscaping will have no negative impact on flora & fauna & may provide a new habitat for bird life. Indigenous species natural to the local area will be given preference over other species. The species chosen will be sun hardened & drought tolerant to prevent excessive water usage. The landscaping will not disturb any local utility services or cause damage to any structural components of the dwelling. The garden base will be mulched to help prevent weeds. The plantings will be kept low in order to maintain surveillance & reduce crime.

SEPP

Part 3

Division 2 Design Principles

**33 Neighbourhood amenity and streetscape**

The proposed development should--

(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and

(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and

(c) maintain reasonable neighbourhood amenity and appropriate residential character by--

(i) providing building setbacks to reduce bulk and overshadowing, and

(ii) using building form and siting that relates to the site's land form, and

(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and

(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and

(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and

(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and

(f) retain, wherever reasonable, major existing trees, and

(g) be designed so that no building is constructed in a riparian zone.

Result

The proposed buildings design fits in with the current character of the local street scape & will contribute to the quality & identity of the area.

The area is not identified as being a heritage area.

The dwelling will maintain reasonable neighbourhood amenity, is set back to match the existing dwelling, is modest in height & scale to minimise any overshadowing, & impact on neighbours. The dwelling will be incorporated into the existing landscaping, & there will be no removal of any trees.

**34 Visual and acoustic privacy**

The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by--

(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and

(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

Result

The proposed dwelling is 0.9m from the closest boundary & similar to many other dwellings in the surrounding area .

**35 Solar access and design for climate**

The proposed development should--

(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and

(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

Result

The Dwelling has been designed so that the living areas have direct access to morning sunlight & the private open space has good access to North Eastern sun.

**36 Stormwater**

The proposed development should--

(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and

(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.

Result

A water tank is to be installed to catch water from the roof area. The

hard stand areas are small & the water tank overflow will be directed to the road side stormwater system.

**37 Crime prevention**

The proposed development should provide personal property security for residents and visitors and encourage crime prevention by--

(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and

(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and

(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

Result

The proposed dwelling has been set away from the vehicle & pedestrian traffic of the main street.

The access laneway is closely monitored by the Neighbours that utilise the laneway.

**38 Accessibility**

The proposed development should--

(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and

(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.

Result

The proposed Dwelling has safe access to the street for both pedestrian & motor transport.

**39 Waste management**

The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.

Result

The Dwelling is within council’s waste collection area which will be utilised.

The Proposed development will provide for the housing needs of the community, there will be minimal vegetation clearing & the building form will be appropriate to the locality.

Regards

Tim Cross