**STATEMENT OF ENVIRONMENTAL EFFECTS**

**Prepared by Peter Grant Constructions.**

**Proposed alterations at 43 May Street Goulburn NSW 2580**

# Introduction

We seek approval for a proposed addition to an existing dwelling at 43 May Street, Goulburn
(Lot 7/27/979849). The site area is approximately 840m², with the proposed additions to extend the current dwelling’s floor area from 103m2 to 157m2. The site is sloped from east to west.

# Proposal

**Current Zone: R2 - Low Density Residential**

**Flood Control lot**: Is not flood control Lot

**Bushfire prone**: Not within a bushfire zone

**Heritage conservation area**: Not within a heritage or draft heritage conservation area

**Local Heritage item**: Not a local heritage item or a draft local heritage item

**Development category**: Single storey addition to an existing dwelling

**NCC 2022 classification – Class 1a and 10a Structures**

The proposed works are an addition to the existing dwelling, and include:

* Construction of a new master bedroom and ensuite
* Construction of a new living room space
* Construction of two decks
* Alteration of a living room into a bedroom and hallway

Please refer to the architectural plans included with this DA prepared by JMA Architecture for full details of the proposal.

# Planning Assessment

## State Environmental Planning Policies (if any applicable): NO

## Goulburn Mulwaree Local Environmental Plan (LEP) 2009: YES

## Goulburn Mulwaree Development Control Plan (DCP) 2009: YES

We seek approval under Goulburn Mulwaree Local Environmental Plan (LEP) 2009 and the
Goulburn Mulwaree Development Control Plan (DCP) 2009.

**Goulburn Mulwaree LEP 2009:**

**Zone R2   Low Density Residential**

**1**   **Objectives of zone**

•  To provide for the housing needs of the community within a low-density residential environment.

•  To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.

•  To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.

**2**   **Permitted without consent**

Home occupations; Roads

**3**   **Permitted with consent**

Boarding houses; Centre-based childcare facilities; Dwelling houses; Group homes; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Tank-based aquaculture; Any other development not specified in item 2 or 4

**4**   **Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Hostels; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential care facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers’ dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

**The proposal is permissible with consent in this zone (R2) as it is defined in clause 3 as a Dwelling house in accordance with the Goulburn Mulwaree LEP 2009.**

* The proposal meets traffic and access requirements suitable for the scale of the development.
* The proposal is a permissible use, under the definition of a dwelling, within the R2 zone under the Goulburn Mulwaree LEP 2009; and
* The proposal is consistent with the relevant sections of Goulburn Mulwaree DCP 2009 and relevant Council Plans and Strategies.

# Assessment of Planning Issues

**The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the *EP&A Act 1979* that are relevant to the proposal.**

* Site excavation: There will be minimal excavation required for strip footings, as the house will work with the slope of the land and minimise the required site cut.
* Sediment and Erosion control: Sediment and erosion measure will be in place during construction. Due to the slope of the block, a silt fence will be erected on site.
* Storm water: Storm water can be discharged into the street infrastructure.
* Sewer: Site sewer can discharge to the existing sewer infrastructure on the property.
* Privacy: Visual privacy has been addressed by locating living spaces to the side and rear of the lot. This, along with the subfloor with the slope, protects visual privacy from the street.
* Character/streetscape: Style and façade have been designed to integrate with the existing streetscape character of the street. Front façade design addresses typical houses and styles in the precinct
* Private Open Space: Proposed private open space is located at the rear of the property and side.
* Solar access: This design archives high thermal comfort all year round and is reflected in the BASIX score. Adequate Solar access is achieved.

# Conclusion

The proposed addition to the property at 43 May Street has been carefully designed to remain sympathetic to the existing dwelling, and the broader neighbourhood around Eastgrove. The addition retains both the privacy of the residents and neighours. The development proposal would not be unreasonable because it meets all objectives in a R2, is suitable for the intended precinct, and will not interfere with the uses of the land in the zone.

Regards

Peter Grant

**Peter Grant Constructions**